

TOWN OF LANCASTER  
INDUSTRIAL DEVELOPMENT AGENCY  
21 Central Avenue  
Lancaster, NY 14086  
(716) 901-7875

web:lancasternyida.com



April 25, 2023

**VIA CERTIFIED RETURN RECEIPT**

Hon. Mark C. Poloncarz  
Erie County Executive  
95 Franklin Street  
Buffalo, New York 14202

Lynne T. Ruda, Mayor  
Village of Lancaster  
5423 Broadway  
Lancaster, New York 14086

Michael J. Vallely, Ph.D.  
Superintendent  
Lancaster Central School District  
177 Central Avenue  
Lancaster, New York 14086

Michael Sage  
Board of Education President  
Lancaster Central School District  
177 Central Avenue  
Lancaster, New York 14086

Ron Ruffino, Supervisor  
Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086

**RE: NOTICE OF PUBLIC HEARING  
LANCASTER VILLAGE CENTER, LLC — MIXED USE, LANCASTER VILLAGE  
CENTER PROJECT**

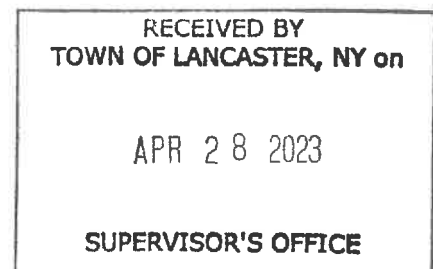
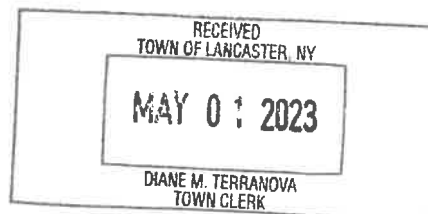
Please be advised that the Town of Lancaster Industrial Development Agency will hold a public hearing for the project listed above on May 9, 2023 beginning at 3:30 p.m. at the Agency offices located at 21 Central Avenue, Lancaster, New York 14086. Attached is a copy of the public hearing notice which includes a brief description of the project and details on public participation for the hearing.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

/s/ Paul Leone

Paul Leone  
CEO



**NOTICE OF PUBLIC HEARING  
TOWN OF LANCASTER INDUSTRIAL DEVELOPMENT AGENCY**

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 859-a of the New York General Municipal Law will be held by the Town of Lancaster Industrial Development Agency on Tuesday, May 9, 2023 at 21 Central Avenue, Lancaster, New York 14086 commencing at 3:30 p.m. in connection with the following matter:

Lancaster Village Center, LLC ("Applicant") has submitted an application to the Agency requesting the Agency to undertake a certain project ("Project") consisting of: (i) the acquisition of a leasehold interest in a portion of real property located at 20 W. Main Street in Lancaster, New York (the "Premises"); (ii) the construction of an approximately 27,000 square foot, mixed-use facility consisting of 18 upper level apartments and 9,000 square feet of retail space and related amenities and improvements (the "Improvements"); and (iii) the acquisition and installation therein, thereon or thereabout of certain machinery, equipment and related personal property (the "Equipment"). The total cost of the Project is an amount up to \$5,200,000.00. The Project is located in the Lancaster Central School District.

The Agency contemplates that it will provide financial assistance to the Applicant for qualifying portions of the Project in the form of a sales tax exemption on qualifying Improvements and Equipment, a mortgage recording tax exemption and real property tax abatement in accordance with the Agency's Uniform Tax Exemption Policy.

The application is available for inspection at the Agency's offices and its website, [www.lancasternyida.com](http://www.lancasternyida.com). Written comments may be addressed to Paul Leone, CEO; Town of Lancaster Industrial Development Agency, 21 Central Avenue, Lancaster, New York 14086; (716) 901-7875.

DIANE M. TERRANOVA, TOWN CLERK  
TOWN OF LANCASTER  
21 CENTRAL AVE.  
LANCASTER, N.Y. 14086  
AREA CODE 1-716 683-9028

COPY

April 28, 2023

Matthew Fischione  
Code Enforcement Officer  
21 Central Avenue  
Lancaster, New York 14086

COPY

**Re: SPECIAL USE PERMIT -**  
30 Woodgate Drive

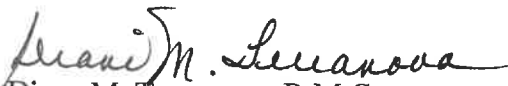
Dear Matt:

Enclosed is a copy of a letter from Tonya Bradford requesting a renewal of her Special Use Permit for Home Occupation (Hair Salon) on premises located at 30 Woodgate Drive, which will expire on May 3, 2023.

Please inform the Town Board, the Town Attorney, and my office as to the applicant's compliance to all conditions stipulated in this permit so that a resolution to renew the Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK

  
Diane M. Terranova, R.M.C.  
Town Clerk

DMT/dm

Encl.

cc: Tom Fowler, Town Attorney  
Town Board

COPY

COPY

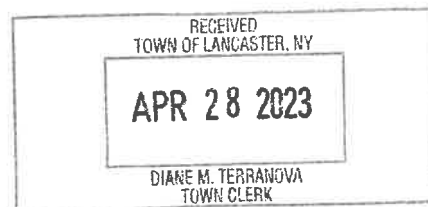
COPY

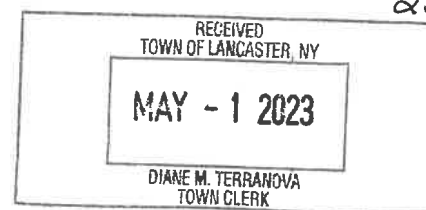
4/20/23

Attn: Lancaster Town Board  
Town Clerks Office.

This is a letter to keep my  
special use permit (Hair Salon)  
at 30 Woodgate Dr.

Thank You  
Joan Bradford  
984-2319





Lancaster Town Board  
21 Central Avenue #1  
Lancaster, New York 14086

Dear Town Board,

On behalf of myself and my family, I want to sincerely thank you from the bottom of my heart for the Memorial Resolution that you bestowed upon my late husband Richard Vienne. It was quite a surprise for me to receive this while attending church and was so touched to be presented with this. I was brought to tears by the beautiful words and sentiment conveyed in the resolution.

He was very proud of his service through the years in the Lancaster community. He felt that it was an honor and privilege to serve, and it was often a source of pride for him in knowing that community needs were met. Dick was a kind, caring, thoughtful, dedicated person and truly loved the community.

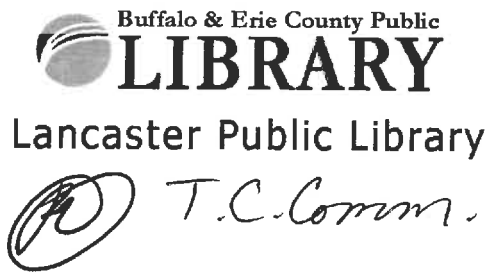
We are very sad to have lost him but appreciate the recognition that you provided and will treasure this the rest of our lives.

Please accept our sincerest thanks for your service to the Lancaster community and thank you very much again for this resolution!

Sincerely,

A handwritten signature in cursive script that reads "Dottie Vienne".

Dottie Vienne



April 27, 2023

Ronald Ruffino, Sr.  
Town Supervisor  
Town Hall  
21 Central Ave.  
Lancaster, NY 14086

Dear Supervisor Ruffino:

I am pleased to share with you our 2022 Annual Report. It highlights the many important services we provided with the help of your continued support. We are focused on serving the literacy and lifelong learning needs of our community, and enriching the lives of our patrons.

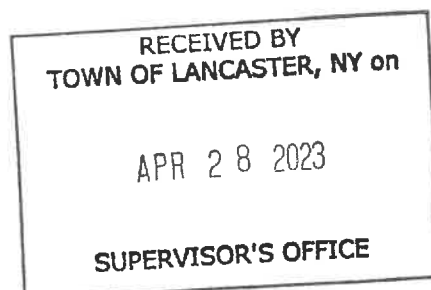
Also enclosed, please find an invitation to Friends of the Lancaster Public Library's Chicken Barbecue fundraisers and information about our summer kick-off party on June 29<sup>th</sup>.

I thank you again for your ongoing assistance.

Sincerely,

*Kara Stock*

Kara Stock  
Library Director





## 2022 Statistics

**199,642** items loaned  
**73,192** individual visits  
**7,459** computer sessions  
**18,225** free Wi-Fi logins  
**18,393** registered borrowers  
**62,977** items available to borrow  
**8,542** people attended programs  
**7,259** reference questions answered

Lancaster Public Library  
 Service Population: 45,106

## Special Thanks To:

Assemblymember Monica Wallace  
 Friends of the Lancaster Library  
 Lancaster Elks Lodge  
 Lancaster Women's Civic Club  
 Lancaster Youth Bureau  
 Legislator Frank Todaro  
 Senator Patrick Gallivan  
 Town of Lancaster



## The Lancaster Public Library is your source for:

Books, DVDs,  
 eBooks, eAudiobooks,  
 Magazines, Newspapers,  
 Audiobooks, Music CDs,  
 Large Print Collection,  
 Graphic Novels,  
 Local History,  
 Online Databases,  
 19 Public Computers,  
 2 Scanners, Photocopier,  
 Color Printer, WiFi,  
 Storytimes, Family Activities,  
 Maker Space Technology,  
 STEM Programs, Book Clubs,  
 Computer Classes,  
 Mahjong Club, Tai Chi,  
 Yard Games, Craft Kits,  
 Literacy Kits, Learning Kits,  
 Memory Kits,  
 Citizen Science Kits,  
 a Seed Library  
 & much more!

**All Free!**

## Contact Us

5466 Broadway  
Lancaster, NY 14086  
716-683-1120  
[www.BuffaloLib.org](http://www.BuffaloLib.org)



## Open Hours

Monday 10-6  
Tuesday 10-9  
Wednesday 10-9  
Thursday 10-9  
Friday 10-5  
Saturday 10-5  
Sunday 12-5 (Sept. - May)



## Staff

Kara Stock  
Director

Meagan Carr  
Youth Services Librarian

John Benzee  
Library Assistant

Joshua Strell  
Caretaker

Support Staff & Volunteers

## Board of Trustees

Gary Howell  
President

Jan Yarbrough  
Vice President

Kristyn Wind, Secretary

Kenneth Graber, Treasurer

Suzanne M. Jacobs, Trustee

Barbara Tamol, Trustee

Robert Leary, Town Liaison

# LANCASTER PUBLIC LIBRARY

## 2022 ANNUAL REPORT

Our mission is to provide an opportunity to access information for learning, recreation, personal growth, and more to the residents of the Town of Lancaster and Erie County via the resources and personnel of the public library.







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Books, DVDs,  
 eBooks, eAudiobooks,  
 Magazines, Newspapers,  
 Audiobooks, Music CDs,  
 Large Print Collection,  
 Graphic Novels,  
 Local History,  
 Online Databases,  
 19 Public Computers,  
 2 Scanners, Photocopier,  
 Color Printer, WiFi,  
 Storytimes, Family Activities,  
 Maker Space Technology,  
 STEM Programs, Book Clubs,  
 Computer Classes,  
 Mahjong Club, Tai Chi,  
 Yard Games, Craft Kits,  
 Literacy Kits, Learning Kits,  
 Memory Kits,  
 Citizen Science Kits,  
 a Seed Library  
 & much more!

**All Free!**

## Special Thanks To:

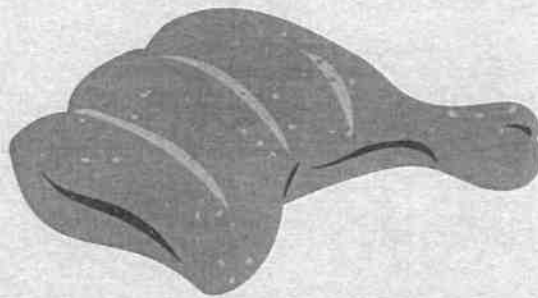
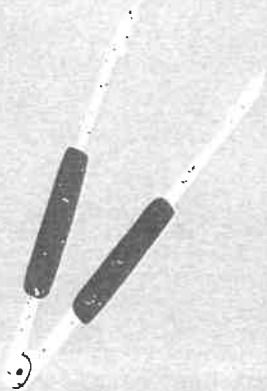
Assemblymember Monica Wallace  
 Friends of the Lancaster Library  
 Lancaster Elks Lodge  
 Lancaster Women's Civic Club  
 Lancaster Youth Bureau  
 Legislator Frank Todaro  
 Senator Patrick Gallivan  
 Town of Lancaster



**THE FRIENDS OF THE  
LANCASTER LIBRARY INVITE YOU TO A...**

# **CHICKEN BBQ**

**SUNDAY, MAY 22  
&  
SUNDAY, JULY 17  
NOON UNTIL SOLD OUT**



**Take Out Only**

**BW's Barbecue Chicken Dinner \$13**

**Location: Parking lot behind the library**

**Chicken dinner includes:**

**Potato salad, coleslaw, roll with butter & a cookie**

**All proceeds will help keep the library open on  
Sundays during the school year.**

# SUMMER KICK-OFF PARTY!

Families are invited to celebrate summer with hands-on crafts, sensory activities, a fishing game, and a musical performance by Glenn Colton.



**All  
Ages!**

**Thursday, June 29  
11:00 a.m. - 1:00 p.m.**

***Registration begins May 25.***

***Register: [bit.ly/lancasterlibrary](http://bit.ly/lancasterlibrary)  
or call 716-683-1120.***

Rainbow Fish will make a  
special appearance!



**Lancaster Public Library  
5466 Broadway  
Lancaster, NY 14086  
716-683-1120**

Dear Town Official,

Alzheimer's is a prevalent and devastating disease. With one in every three people over the age of 65 diagnosed with some form of dementia, chances are high that you, your colleagues, or your constituents have been affected by it. For this reason, we're writing to ask for your support.

As the leading voluntary health organization in Alzheimer's care, support and research, the Alzheimer's Association addresses this global crisis by providing education and support while advancing critical research towards methods of treatment, prevention, and ultimately, a cure. Alzheimer's is a prevalent and devastating disease. So, what can you do to show support for those locally affected by Alzheimer's and other dementia?

Please consider participating in our Paint the Town Purple Campaign from June 7- 21 as part of our The Longest Day fundraising program. Our goal is to spread awareness of the work of our organization and raise funds to support resources that directly help members of our community by partnering with local government, businesses, and organizations. Here are just a few ways in which you can get involved:

- Share information about Alzheimer's and resources the Alzheimer's Association provides to your staff and constituency.
- Decorate your office or local municipal building with purple displays (which we can help provide). Consider asking staff to wear purple as well.
- Put out a collection jar or sell point-of-purchase cards, chocolate suckers, and other Alzheimer's merchandise (that we can provide) for donations.
- Consider connecting us to local leaders, businesses, and organizations who might be interested in getting involved with Paint the Town Purple and our cause.

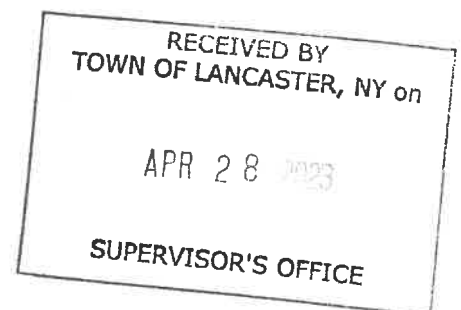
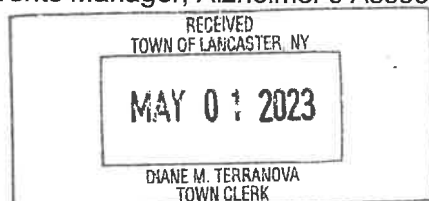
If you do choose to partner with us for Paint the Town Purple, we will certainly recognize and give back to your community as well. We are happy to promote your town on our social media pages and through various newsletters and emails as a philanthropic community. We also are happy to provide a plethora of educational and support resources to anyone impacted by Alzheimer's and dementia.

I've included more information about what we do as an organization and our Paint the Town Purple Initiative. Should you have any questions or want to learn more, please contact me at 716-913-9809 or [mrweitz@alz.org](mailto:mrweitz@alz.org).

Together, we can work towards a world without Alzheimer's.

Kind regards,

Maddie Weitz  
Constituent Events Manager, Alzheimer's Association, WNY Chapter



# THE LONGEST DAY®

ALZHEIMER'S ASSOCIATION

# Paint the Town PURPLE!

**June  
7th -  
21st**

**Help us raise awareness and funds during Alzheimer's and Brain Awareness month for the Alzheimer's Association WNY's signature fundraising program, The Longest Day**

## How you can get involved



**Share information about Alzheimer's and resources the Alzheimer's Association provides to your staff and customers**



**Put out a collection jar or sell point-of-purchase cards and other Alz merch for donations**



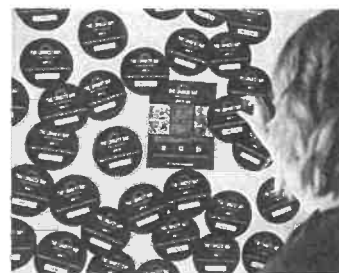
**Decorate your store front with purple displays (we can help provide materials!)**



**Encourage staff to wear purple**



**We will be promoting participating businesses through our social media and local media outlets so be sure to share your pictures and experiences!**



**Need materials, ideas, or more info?**

**Contact Maddie Weitz at [mrweitz@alz.org](mailto:mrweitz@alz.org) 716.913.9809**



alzheimer's  association®

## WNY Programs and Services



**Answers 24/7: 800.272.3900**

### Care Consultation

Care consultants help individuals with Alzheimer's or other dementias and their families navigate the difficult decisions and uncertainties they face at every stage of the disease. Consultations are available 24/7 via our Helpline (800.272.3900) and can be offered over the phone, online or in-person.

### Early Stage Programming

These programs are specifically designed for people in the early stages of Alzheimer's disease or other dementias. Programs allow individuals to continue their independence, learn more about memory loss, spend time with people who are in the same situation, and exercise their brains.

### Education

Education programs that cover a variety of topics are offered several times every month and are available to people living with Alzheimer's disease and other dementias, caregivers, healthcare professionals and the general public. Educational conferences are also offered several times a year.

### Information & Referral

The 24/7 Helpline provides emotional support to callers as well as information about dementia, chapter services and local resources. Helpline is staffed by Masters-level social workers and dementia experts.

### Lending Library

Books, academic journals, videos and DVDs are available to borrow free of charge at the chapter office.

### Professional Training

We are committed to helping professionals improve their knowledge and skills, build stronger teams and deliver better care to people with dementia and their families.

### Research

The Alzheimer's Association TrialMatch™ is a free service that makes it easy for people with Alzheimer's, caregivers, healthy volunteers and physicians to locate clinical trials based on personal criteria (diagnosis, stage of disease) and location.

### Respite Services

In partnership with the Offices for the Aging, we are able to provide temporary respite relief to families impacted by dementia. Options may include in-home services, adult day care, consumer-directed personal assistance or residential facility stays. Volunteer-led social community respite programs are also available across the region.

### Safety Services

MedicAlert® + Wandering Support® is a 24-hour nationwide emergency response service for individuals with Alzheimer's or a related dementia who wander or have a medical emergency. We also partner with Erie County Medical Center (ECMC) to offer driver evaluations for those who have been diagnosed with dementia.

### Support Groups

Groups for caregivers and others dealing with Alzheimer's disease are facilitated by trained individuals including peers and healthcare professionals. Caregiver and specialized groups are held throughout the region every month.

WNY Chapter: 6400 Sheridan Dr, Ste 320  
Amherst, NY 14221  
800.272.3900 | [alz.org/WNY](http://alz.org/WNY)

Find programs and services near you:  
[alz.org/CRF](http://alz.org/CRF)



# Town of Lancaster

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

4/28/2023

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

**RE: Special Use Permit Renewal  
33 Meadow Lea Dr.  
Home Occupation (Dog Grooming)**

The real property commonly known as 33 Meadow Lea Dr. has been inspected and does comply with the original Special Use Permit for a Home Occupation (Dog Grooming).

The Special Use Permit Renewal is appropriate and may reflect the original conditions.

- Only persons residing on the premises shall be engaged in such an occupation.
- There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of such home occupation.
- There shall be no outdoor sign advertising the business.
- The Home Occupation Permit terminates when the applicant no longer resides on premises.
- Renewal at 2-yr intervals with no additional cost to the applicant.

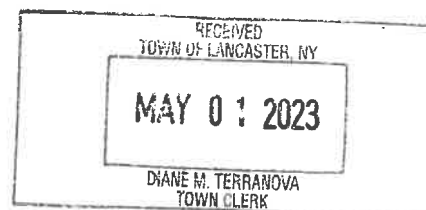
If you have any questions regarding this matter, please feel free to contact me.

Very truly yours,

Matt Fischione  
Code Enforcement Officer/ZEO/CFM/SMO

MF

cc: Diane M. Terranova, Town Clerk  
Thomas Fowler, Jr., Town Attorney





# Town of Lancaster

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

4/28/2023

Honorable Town Board  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

**RE: Special Use Permit Renewal**  
**5898 Broadway St.**  
**Home Occupation (Seasonal Rental Business Office)**

The request for Special Use Permit Renewal at 5898 Broadway St., has been inspected and does comply with the original Special Use Permit for a Home Occupation (Seasonal Rental Business Office).

The Special Use Permit Renewal is appropriate and may reflect the original conditions.

- The Home Occupation Permit terminates when the applicant no longer resides on premises.
- Renewal at 2-yr intervals.
- Temporary Signs may be placed on premises in compliance with Town Code, Chapter 400-30 D (5).
- Only persons residing on the premises shall be engaged in such an occupation.

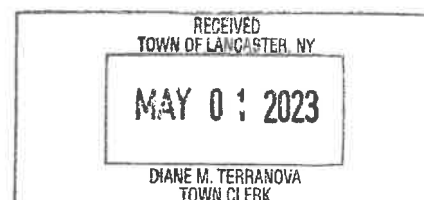
If you have any questions regarding this matter, please feel free to contact me.

Very truly yours,

Matt Fischione  
Code Enforcement Officer/ZEO/CFM/SMO

MF

cc: Diane M. Terranova, Town Clerk  
Thomas Fowler, Jr., Town Attorney







# Town of Lancaster

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

5/1/2023

Drainage & Storm Sewer Committee  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086

**Re: MS4 Report, April 2023**

Committee members,

Drainage complaints for April 2023- 3  
April 2023 MS4 violations- 0

Year to date Drainage complaints- 28  
Year to Date MS4 violations- 2

Attendance at the 2023 Stormwater/Floodplain Administrators Conference in Syracuse was well presented by Officials and Reports throughout the State. Inquiries were made for local presentations of Disaster Preparedness and Mitigation Planning if requested by the 3

The pond remediation at Pleasant Meadows is still unresolved, a tentative meeting is scheduled for May 3, 2023, with the Town Attorney, Town Engineer, a Drainage Committee Member, and Outside Council for a discussion.

No status update on the 3 tax delinquent Stormwater Facilities scheduled for auction on October 6, 2022.

A bridge installed over Ellicott Creek which has contributed to backup within the SFHA. Notice for court appearance on May 5 is scheduled.

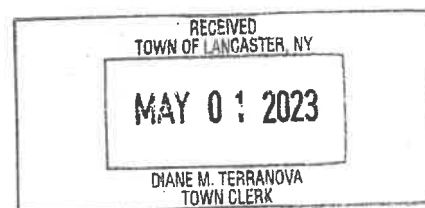
Respectfully,

Matt Fischione, Stormwater Management Officer  
Town of Lancaster Building and Zoning Department

MF

Enc.

Email CC: Ed Schiller, Town Engineer



**Town of Lancaster  
MS4 Report  
Reporting Period: April 2023**

**SWPPPs Active**

Cross Creek  
Pavement Rd Storage  
Hamlet Meadows  
Blackstone  
Hidden Meadows  
Theos Place

Juniper Townhouses  
Plumb Creek  
Pleasant Meadow Square  
Summerfield Farms 8  
Windsor Ridge South  
455 Pleasant View Drive  
149 Gunville Rd  
Robert James Sales Walden Ave  
73 Cemetery Rd  
Cross Creek Phase 8 & 9  
Cadby Industrial Park  
National Fuel UNY Project  
National Grid Cemetery Rd  
Try-It Distribution  
5807 Broadway  
AC Solar

**SWPPPs In Review**

6218 Broadway  
Fieldstream Subdivision  
6130 Broadway  
6026 Broadway  
Edgewater East

**Outstanding SWPPP/MS4 Violations**

73 Cemetery Rd

**Stormwater Ponds**

Developed schedule for yearly inspections required by owners  
Rue Madeline – In process of rectifying ownership issue to allow maintenance by town.  
Sugarbush Lane - In process of rectifying ownership issue to allow maintenance by town.  
Sawgrass Lane – Residents on notice for maintenance. Awaiting remediation plan  
Sterling Ct – Bid documents prepared.

**MS4 Inspections**

Outlet inspections being planned for 2023.  
Inspecting ongoing construction projects.

## Complaint By Number

Complaint #	Open Date	Location	Owner	Complainant	Complaint Type	Status
2023-0258	04/03/23	18 Hunters Dr	John Provenzola		Drainage	Open
2023-0348	04/19/23	29 Riemers Ave	Desislava Antonova		Drainage	Open
2023-0349	04/19/23	8 Old Mill Run	Sean Sullivan		Drainage	Open
					<b>Grand Total:</b>	<b>3</b>

T.C. Comm.

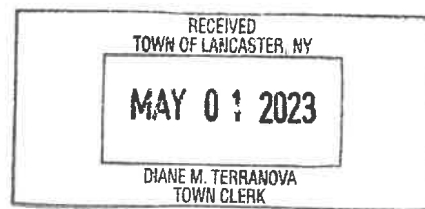
(P)



4200 Genesee Street  
Buffalo, New York 14225  
716-630-6000  
Fax: 716-630-6070  
[www.buffaloairport.com](http://www.buffaloairport.com)

Supervisor Ronald Ruffino  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

April 20, 2023



Dear Supervisor Ruffino,

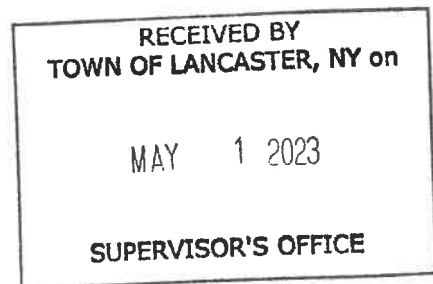
The Buffalo Niagara International Airport is currently reconstructing our main runway which is oriented northeast to southwest (050 degrees/230 degrees).

Construction is set to begin on May 8, 2023, and continue for approximately 120 days until late August or early September. Due to the nature of the work, the main runway will be closed and will require a change to our flight pattern, as traffic will utilize our secondary runway which is oriented southeast to northwest (140 degrees/320 degrees).

We wanted to inform you and your constituents that due to the new flight patterns and, as they open their windows to enjoy our Western New York spring and summer weather, they may experience some increased traffic overhead for the majority of the summer. We ask for our residents' patience during this project. If you or your constituents need additional information, contact us at [buffalo.airport@nfta.com](mailto:buffalo.airport@nfta.com)

Sincerely,

Lee Weitz  
Director of Aviation  
Buffalo Niagara International Airport



265

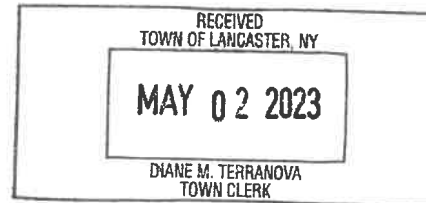


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5/2/2023

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The Special Use Permit can be renewed for this applicant that reflect the original conditions.

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Matt Fischione  
Code Enforcement Officer/ZEO/CFM/SMO

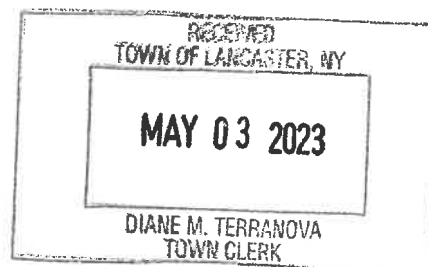
MF

cc: Diane M. Terranova, Town Clerk  
Tom Fowler Jr., Town Attorney



Office of the Town Clerk  
Kimberly A. Burst

Town of Cheektowaga  
3301 Broadway Street, Room 101  
Cheektowaga, NY 14227



April 26, 2023

Property Owner/Resident

**Re: Public Hearing – District Rezone/ 0 Transit Road (SBL: 114.02-10-16 & 114.02-10-17)**

Dear Homeowner:

I am enclosing a Notice of a Public Hearing of the Town of Cheektowaga scheduled to be held in the Council Chambers in the Cheektowaga Town Hall Building at 3301 Broadway at Union Road on the 9th day of May, 2023 at 7:00 PM. Anyone wishing to provide written comments: please email to [townclerkwebmail@tocny.org](mailto:townclerkwebmail@tocny.org) and they will be added to the record and provided to the Board members for review prior to the hearing.

**What is a Rezoning – all property in Cheektowaga is zoned for a specific land use. It is the right of any property owner to petition the Town Board for a change in zoning or be granted a Special Use Permit. When this is done, and a fee paid, the Town Board MUST by law conduct a public hearing.**

Please contact my office with any questions or concerns.

Respectfully,  
Kimberly A. Burst  
Town Clerk/Receiver of Taxes

Enclosure

**RESOLUTION 2023-234****ADOPTED****DOC ID: 15413**

---

**Call for Public Hearing / District Rezone / O Transit (SBL  
114.02-10-16 & 114.02-10-17)**

---

WHEREAS, Sean Hopkins, Esq., on behalf of West Herr Automotive Group, Inc. has requested that portions of O Transit, Cheektowaga, NY 14043 (SBLs 114.02-10-16 & 114.02-10-17) be rezoned from the current district designations of R-Residential and NS-Neighborhood Service, into MS- Motor Services for the purpose of establishing an new automotive dealership, AND

WHEREAS, under the provisions of Local Town Law of Cheektowaga, zoning district changes shall be heard before the public prior to a determination given by the Town Board of Cheektowaga, AND

NOW, THEREFORE BE IT RESOLVED, that a public hearing is to be held regarding the aforementioned zoning district change as per the dictation under the Town of Cheektowaga Local Law on May 9<sup>th</sup>, 2023 at 7:00 PM EST in the Council Chambers at Cheektowaga Town Hall, 3301 Broadway, New York, 14227 in the County of Erie.

**LEGAL DESCRIPTION****PROPERTY TO BE REZONED FROM NS NEIGHBORHOOD SERVICE DISTRICT TO MS  
MOTOR SERVICE DISTRICT:**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cheektowaga, County of Erie and State of New York being part of Lot 67, Township 11, Range 7 of the Holland Land Company's Survey further described as follows:

BEGINNING at a point on the west line of Transit Road as a 100' wide roadway distant 703.00 feet northerly from its intersection with the north line of Strasmer Road;

THENCE westerly and parallel with Strasmer Road a distance of 384.00 feet to a point;

THENCE northerly and parallel with Transit Road a distance of 501.00 feet to a point;

THENCE easterly and parallel with Strasmer Road a distance of 384.00 feet to the west line of Transit Road;

THENCE southerly along the west line of Transit Road a distance of 501.00 feet to the point of beginning containing 4.42 acres of land more or less.

**PROPERTY TO BE REZONED FROM R RESIDENTIAL DISTRICT TO MS MOTOR SERVICE DISTRICT:**

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Cheektowaga, County of Erie and State of New York being part of Lot 67, Township 11, Range 7 of the Holland Land Company's Survey further described as follows:

COMMENCING at a point on the west line of Transit Road as a 100' wide roadway distant 703.00 feet northerly from its intersection with the north line of Strasmer Road;

THENCE westerly and parallel with Strasmer Road a distance of 384.00 feet to the true POINT OF BEGINNING;

THENCE continuing westerly and parallel with Strasmer Road a distance of 390.0 feet to a point;

THENCE northerly and parallel with Transit Road a distance of 501.00 feet to a point;

THENCE easterly and parallel with Strasmer Road a distance of 390.00 feet to a point;

THENCE southerly parallel to the west line of Transit Road a distance of 501.00 feet to the point of beginning containing 4.49 acres of land more or less.

Attachments:

23-01-26\_0 Transit Rd\_Rezone Application & Supporting Documentation (PDF)

23-01-26\_0 Transit Rd\_Drawings\_Survey, Rezone, & Concept (PDF)

Revised Concept Site Plan-rezoning exhibit 9-09-22 (PDF)

23-01-26\_0 Transit Rd\_Wetland Delineation Report(PDF)

**RESULT:** ADOPTED [UNANIMOUS]

**MOVER:** Brian Nowak, Councilmember

**SECONDER:** Christine Adamczyk, Councilmember

**AYES:** Adamczyk, Hammer, Jasinski, Kaminski, Nowak, Pilarski

**ABSENT:** Diane Benczkowski

State Of New York  
Erie County  
Office Of The Clerk Of The  
Town of Cheektowaga

ss:

This is to certify that I, *Kimberly A. Borst*, Clerk of the *Town of Cheektowaga*, in the said *County of Erie*, have compared the foregoing copy of resolution with the original resolution now on file at this office, and which was passed by the Town Board of the *Town of Cheektowaga*.

in said *County of Erie*, on Tuesday, April, 25, 2023,  
and that the same is a correct and true transcript of such original resolution and the whole thereof.

(Seal)

*In Witness Whereof*, I have hereunto set my hand and affixed the seal of said Town on Wednesday, April, 26, 2023.

*Kimberly A Borst*

CLERK OF THE TOWN BOARD, TOWN OF CHEEKTOWAGA, NY



267

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

*T.C. Comm.*

*T.A. Reso.*

*(P)*

**37 CENTRAL AVENUE, LANCASTER, NY 14086-2143**

**P: 716-683-5961 F: 716-683-0169**

**Email: [wsa@wmschutt.com](mailto:wsa@wmschutt.com)**

## M E M O

Date: May 2, 2023

WSA Project # 06168H F5 Clock Tower

TO: Town Board

FROM: E. Schiller, PE – Town Engineer

SUBJECT: Clock Tower Repair

The Town solicited proposals for repair to the Clock Tower in Town Hall. Due to the unique qualifications required, 2 companies were requested to submit quotes. The following quotes were received:

White's Clock and Carillon Northeast, Inc.  
Essence of Time

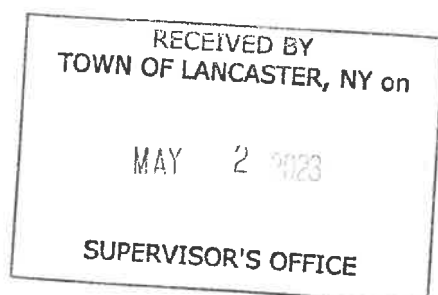
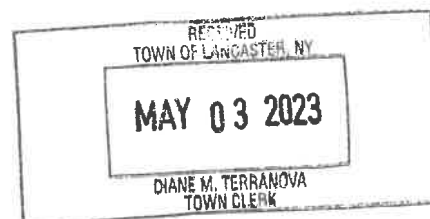
\$37,408.00 (electrical by Town)  
\$47,500.00 (electrical and access by Town)

Based on the quotes received and additional work by Town, we recommend proceeding with White's Clock and Carillon Northeast, Inc., PO Box 364, Pulaski, NY 13142. Upon award, we will request their proposal be updated to include insurance language and insurance certificates be provided prior to signature by the Town.

Any questions, please let me know.

*Ed Schiller*

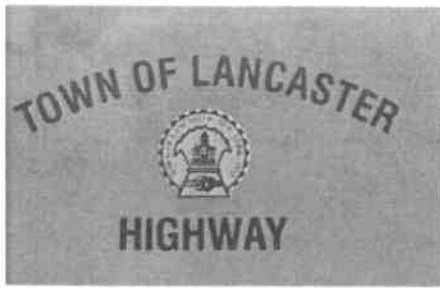
Cc T. Fowler, Jr. – Town Attorney



23-05-02-06186H F5 Clock Tower-Ruffino--m-ems

268

T.C. Comm.  
T.A. Reso.



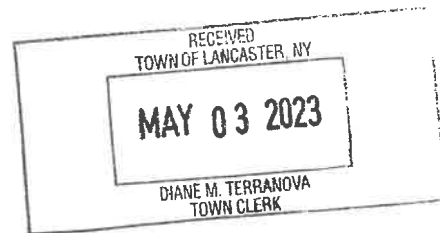
RD

**TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086**

**John Pilato  
Highway Superintendent  
Tel (716)683-3426  
Fax (716)685-0271**

May 2, 2023

Honorable Town Board  
21 Central Avenue  
Lancaster, NY 14086



RE: GOGov Citizen - Notifications & Alerts

I would appreciate your support in sponsoring a resolution authorizing GOGov, 1930 Veterans Highway #12-425, Islandia, NY 11749 for a non-emergency information app on smartphones in the amount of \$4,800.00/year. This app would allow Highway to notify residents when we have street closings, paving, etc. This will be paid for out of our budget line 13-5110-0451 (Professional Services).

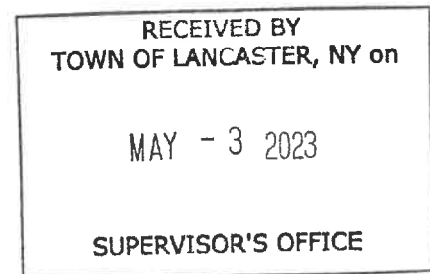
Should you require and additional information, please do not hesitate to contact me.

Respectfully yours,

John Pilato  
Highway Superintendent  
Town of Lancaster

JP/kak  
Enc

Cc: Ronald Ruffino, Town Supervisor  
Diane Terranova, Town Clerk  
Tom Fowler, Attorney  
Director of Admin. Fin.



Account#	Account Description	Fee Description	Qty	Local Share
		Marriage Officiant	1	25.00
		<b>Sub-Total:</b>		<b>\$25.00</b>
A1255	Conservation	Conservation	15	48.93
	Town Clerk Fees	Marriage License Fee	21	367.50
		<b>Sub-Total:</b>		<b>\$416.43</b>
A2401	Interest Savings	Interest Savings	1	52.14
		<b>Sub-Total:</b>		<b>\$52.14</b>
A2540	Racing & Wagering Fees	Bingo Proceeds	15	674.02
		<b>Sub-Total:</b>		<b>\$674.02</b>
A2544	Dog License & Redemption Fees	Dog Redemption	4	110.00
		Exempt Dogs	3	0.00
		Female, Spayed	182	2,184.00
		Female, Unspayed	14	238.00
		Male, Neutered	177	2,124.00
		Male, Unneutered	10	170.00
	Late Fee	Late Fee	43	480.00
	Senior Discount	Senior Discount	82	-648.00
		<b>Sub-Total:</b>		<b>\$4,658.00</b>
A2580	PIP & Application	PIP Permit Application	2	1,000.00
		<b>Sub-Total:</b>		<b>\$1,000.00</b>
A2770	Photos, Street Maps, Zone M&B	Copy Photo Request	1	18.00
		<b>Sub-Total:</b>		<b>\$18.00</b>
B1560	Safety Inspection Fees	Fire Code	4	200.00
		Fire Works	1	50.00
		<b>Sub-Total:</b>		<b>\$250.00</b>
B1603	Vital Statistics Fee	Copy Death Certificate	156	1,454.00
		Copy Marriage Certificate	24	150.00
		<b>Sub-Total:</b>		<b>\$1,604.00</b>
B2110	Zoning Fees	Hearing - Zoning Board	9	1,875.00
		Hearing Special Use Permit	1	700.00
		Zoning Inspection/Compliance	1	50.00
		<b>Sub-Total:</b>		<b>\$2,625.00</b>
B2555	Building & Alteration Permits	Building	117	11,869.70
		Occupancy	7	560.00
		Plumbing	5	210.00
		Sign	3	187.50
		<b>Sub-Total:</b>		<b>\$12,827.20</b>
CM-PAF	Police Fund	Police Fund	1	1,050.00
		<b>Sub-Total:</b>		<b>\$1,050.00</b>
ET33-2770	Tree Planting Fees	Tree Planting	5	1,250.00
		<b>Sub-Total:</b>		<b>\$1,250.00</b>

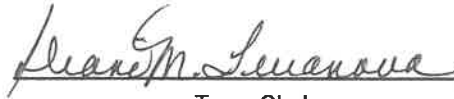
Account#	Account Description	Fee Description	Qty	Local Share
ET37-2770	Recreation Filing Fee	Recreation Filing	5	6,250.00
		<b>Sub-Total:</b>		<b>\$6,250.00</b>
SG2130	Refuse & Garbage Fees	Refuse & Garbage Impact	5	601.33
		<b>Sub-Total:</b>		<b>\$601.33</b>
SG2189	Refuse & Garbage Cart Only	Refuse & Garbage Cart Only	5	515.00
	Refuse & Garbage Tags	Refuse & Garbage Tags	179	537.00
	Replacement Tote	Refuse & Garbage Replacement Tote	3	180.00
		<b>Sub-Total:</b>		<b>\$1,232.00</b>
T0035	PIP & Inspections	PIP Inspections	2	17,032.80
		<b>Sub-Total:</b>		<b>\$17,032.80</b>
<b>Total Local Shares Remitted:</b>				<b>\$51,565.92</b>
Amount paid to:	NYS Ag. & Markets for spay/neuter program			431.00
Amount paid to:	NYS Dept. of Health Marriage Lic.			472.50
Amount paid to:	NYS Environmental Conservation			1,141.07
<b>Total State, County &amp; Local Revenues:</b>			<b>\$53,610.49</b>	
<b>Total Non-Local Revenues:</b>				<b>\$2,044.57</b>

To the Supervisor:

Pursuant to Section 27, Sub 1, of the Town Law, I hereby certify that the foregoing is a full and true statement of all fees and monies received by me, Diane M. Terranova, Town Clerk, Town of Lancaster during the period stated above, in connection with my office, excepting only such fees and monies, the application of which are otherwise provided for by law.

Supervisor

Date



Town Clerk

Date

5/3/23



**Department of  
Environmental  
Conservation**

STATE OF NEW YORK  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
625 Broadway, Albany, NY 12233

Phone 1-800-962-5622

Invoice 1029-121887

TOWN OF LANCASTER  
21 Central Ave, Lancaster, NY 14086

Invoice Period: **04/01/2023** to **04/30/2023**

## Daily Summary

Sales				Reversals / Voids			Net		
Date	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
04/03/2023	3	\$2.76	\$47.24	0	\$0.00	\$0.00	\$50.00	\$2.76	\$47.24
04/04/2023	2	\$1.66	\$28.34	0	\$0.00	\$0.00	\$30.00	\$1.66	\$28.34
04/05/2023	1	\$1.38	\$23.62	0	\$0.00	\$0.00	\$25.00	\$1.38	\$23.62
04/06/2023	3	\$1.66	\$28.34	0	\$0.00	\$0.00	\$30.00	\$1.66	\$28.34
04/07/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/08/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/09/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/10/2023	8	\$3.32	\$56.68	0	\$0.00	\$0.00	\$60.00	\$3.32	\$56.68
04/11/2023	7	\$3.32	\$56.68	0	\$0.00	\$0.00	\$60.00	\$3.32	\$56.68
04/12/2023	3	\$2.76	\$47.24	0	\$0.00	\$0.00	\$50.00	\$2.76	\$47.24
04/13/2023	1	\$1.38	\$23.62	0	\$0.00	\$0.00	\$25.00	\$1.38	\$23.62
04/14/2023	11	\$8.28	\$141.72	0	\$0.00	\$0.00	\$150.00	\$8.28	\$141.72
04/15/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/16/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/17/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/18/2023	6	\$4.42	\$75.58	0	\$0.00	\$0.00	\$80.00	\$4.42	\$75.58
04/19/2023	4	\$3.04	\$51.96	0	\$0.00	\$0.00	\$55.00	\$3.04	\$51.96
04/20/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/21/2023	16	\$6.35	\$108.65	0	\$0.00	\$0.00	\$115.00	\$6.35	\$108.65
04/22/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/23/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/24/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/25/2023	1	\$1.38	\$23.62	0	\$0.00	\$0.00	\$25.00	\$1.38	\$23.62
04/26/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/27/2023	2	\$1.38	\$23.62	0	\$0.00	\$0.00	\$25.00	\$1.38	\$23.62
04/28/2023	5	\$5.84	\$404.16	0	\$0.00	\$0.00	\$410.00	\$5.84	\$404.16
04/29/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
04/30/2023	0	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>73</b>	<b>\$48.93</b>	<b>\$1,141.07</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,190.00</b>	<b>\$48.93</b>	<b>\$1,141.07</b>

**\$1,141.07** Will be swept from your bank account on **5/13/2023**



Department of  
Environmental  
Conservation

STATE OF NEW YORK  
**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
625 Broadway, Albany, NY 12233

Phone 1-800-962-5622

Invoice 1029-121887

TOWN OF LANCASTER  
21 Central Ave, Lancaster, NY 14086

Invoice Period: **04/01/2023** to **04/30/2023**

## Invoice Summary

Sales Summary	Items Sold	Sales Total	Vendor Commission	Sweep Amount
	73	\$1,190.00	\$48.93	\$1,141.07
Reversals / Voids Summary	Items Reversed / Voided	Reversal / Void Total	Vendor Commission	Sweep Amount
	0	\$0.00	\$0.00	\$0.00
Manual Adjustment Summary	Adjustment Note	Adjustment Type	Adjustment Amount	
Invoice Totals				Sweep \$1,141.07

**\$1,141.07** Will be swept from your bank account on **5/13/2023**



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Environmental  
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**DEPARTMENT OF ENVIRONMENTAL CONSERVATION**  
625 Broadway, Albany, NY 12233

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Invoice 1029-121887

TOWN OF LANCASTER  
21 Central Ave, Lancaster, NY 14086

Invoice Period: **04/01/2023** to **04/30/2023**

## Product Summary

Sales				Reversals / Voids			Net		
Product Name	Quantity	Vendor	State	Quantity	Vendor	State	Total	Vendor	State
Resident Fishing	30	\$41.40	\$708.60	0	\$0.00	\$0.00	\$750.00	\$41.40	\$708.60
Recreational Marine Fishing Registry	26	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Senior Fishing	7	\$1.96	\$33.04	0	\$0.00	\$0.00	\$35.00	\$1.96	\$33.04
Resident Fishing - Military Disabled	1	\$0.28	\$4.72	0	\$0.00	\$0.00	\$5.00	\$0.28	\$4.72
Resident Senior Hunting	1	\$0.28	\$4.72	0	\$0.00	\$0.00	\$5.00	\$0.28	\$4.72
Back Tag	2	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Replacement Free	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Resident Junior Hunting	1	\$0.28	\$4.72	0	\$0.00	\$0.00	\$5.00	\$0.28	\$4.72
Resident Turkey Permit	1	\$0.55	\$9.45	0	\$0.00	\$0.00	\$10.00	\$0.55	\$9.45
Spring Turkey Tag #1	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Turkey Tag #2	1	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Lifetime License (Hunt/Fish/Turkey) 0-4	1	\$4.18	\$375.82	0	\$0.00	\$0.00	\$380.00	\$4.18	\$375.82
<b>Totals</b>	<b>73</b>	<b>\$48.93</b>	<b>\$1,141.07</b>	<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,190.00</b>	<b>\$48.93</b>	<b>\$1,141.07</b>

**\$1,141.07** Will be swept from your bank account on **5/13/2023**

## Monthly Report of Marriage Licenses Issued

SEE INSTRUCTIONS AT BOTTOM OF PAGE

Report for the month of	
April	2023
City or Town of	Lancaster
County of	Erie

DEP NO.	_____
\$	_____
Check #	_____

DO NOT WRITE IN ABOVE SPACE

Pursuant to the provisions of Section 15 of the Domestic Relations Law, as last amended by Chapter 62 of the Laws of 2003, I herewith transmit to the State Commissioner of Health a fee of twenty two dollars and fifty cents for each marriage license issued by me during the month covered by this report.

Licenses issued were numbered from 26 to 46 inclusive.

(If ONE license was issued place number in the first space only!) (If NO licenses were issued write "NONE" in the above space.)

Make remittance by CHECK or  
MONEY ORDER payable to the State  
Department of Health

Name of City or Town Clerk (Please Print)

Diane M. Terranova

Signature of City or Town Clerk

*Diane M. Terranova*

Date

05/01/2023

DO NOT SEND CASH

Amount of remittance with this report

\$ 472.50

Mailing Address

21 Central Ave  
Lancaster, NY 14086

### INSTRUCTIONS

THIS MONTHLY REPORT OF MARRIAGE LICENSES ISSUED MUST BE TRANSMITTED TO THE STATE DEPARTMENT OF HEALTH AT THE ABOVE ADDRESS FOR EACH MONTH regardless of whether or not any licenses were issued. If no licenses were issued, indicate NONE in the space provided for license numbers.

The issuance of a marriage license makes you responsible for the remittance fee of \$22.50, regardless of whether or not the marriage ceremony is ever performed.

Marriage licenses must be numbered and reported consecutively throughout the year starting with number 1 at the beginning of EACH calendar year.

Pursuant to the authority of Section 19 of the New York State Domestic Relations Law, the Commissioner of Health has directed that this report, together with any fee must be transmitted to the State Department of Health by the 15th of the month following the month which the report covers.

New York State Domestic Relations Law 22 provides that any Town or City Clerk who violates or fails to comply with any of the above mentioned reporting or filing requirements, shall be deemed guilty of a misdemeanor and shall pay a fine not exceeding the sum of one hundred dollars on conviction thereof.



## STATE OF NEW YORK

DO NOT WRITE IN THIS SPACE

## REPORT OF BINGO FEES COLLECTED

PURSUANT TO CHAPTER 437 &amp; 438, LAWS OF 1962

AMOUNT REC'D. \_\_\_\_\_ ENT. BY \_\_\_\_\_

REFUND \_\_\_\_\_ CHECKED BY \_\_\_\_\_

DEPOSITED \_\_\_\_\_ CODE \_\_\_\_\_

SHEET NO. 1 OF 1MONTH OF April, 2023NAME OF MUNICIPALITY Town of Lancaster COUNTY ErieP.O. ADDRESS 21 Central Ave, Lancaster, NY 14086

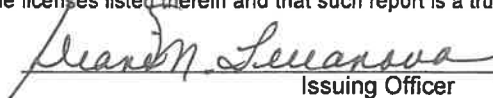
CODE NUMBER \_\_\_\_\_

NAME OF ORGANIZATION	LICENSE NO.	NUMBER OF OCCASIONS	AMOUNT
A.) TOTAL FEES COLLECTED			\$0.00
B.) DELIVERED TO MUNICIPAL TREASURY			\$0.00
C.) TRANSMITTED HERewith TO STATE COMPTROLLER			\$0.00

TOTALS

## CERTIFICATION OF ISSUING OFFICER:

Town Clerk \_\_\_\_\_ of the Diane M. Terranova Town of Lancaster, hereby certifies that -he/she is the State of New York; that -he/she has prepared the annexed report, issued the licenses listed therein and that such report is a true and correct statement of operations for the period which it covers.

  
 Issuing Officer

## CERTIFICATION OF REMITTING OFFICER:

Supervisor \_\_\_\_\_ of the Ronald Ruffino, Sr. Town of Lancaster, hereby certifies that -he/she is the State of New York; that -he/she has examined the annexed report, that - he/she knows such report to be a true and correct statement of operations for the which it covers and that the amount remitted herewith is the full amount payable to the State Comptroller for such period pursuant to Chapter 438 of the Laws of 1962, as amended.

\_\_\_\_\_  
 Remitting Officer

**STATE OF NEW YORK**  
**REPORT OF GAMES OF CHANCE**  
**FEES COLLECTED**

PURSUANT TO CHAPTER 960, LAWS OF 1976

DO NOT WRITE IN THIS SPACE

AMOUNT REC'D. \_\_\_\_\_ ENT. BY \_\_\_\_\_  
REFUND \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
DEPOSITED \_\_\_\_\_ CODE \_\_\_\_\_

SHEET NO. 1 OF 1

MONTH OF April, 2023

NAME OF MUNICIPALITY Town of Lancaster COUNTY Erie

P.O. ADDRESS 21 Central Ave, Lancaster, NY 14086


CODE NUMBER \_\_\_\_\_

NAME OF ORGANIZATION	LICENSE NO.	NUMBER OF OCCASIONS	AMOUNT
A.) TOTAL FEES COLLECTED			\$0.00
B.) DELIVERED TO MUNICIPAL TREASURY			\$0.00
C.) TRANSMITTED HERewith TO STATE COMPTROLLER			\$0.00

**TOTALS**

**CERTIFICATION OF ISSUING OFFICER:**

Town Clerk \_\_\_\_\_ of the Diane M. Terranova \_\_\_\_\_, hereby certifies that - he/she is the  
State of New York; that - he/she has prepared the annexed report, issued the licenses listed therein and that such report is a true and correct statement  
of operations for the period which it covers.

  
\_\_\_\_\_  
Issuing Officer

**CERTIFICATION OF REMITTING OFFICER:**

Supervisor \_\_\_\_\_ of the Ronald Ruffino, Sr. \_\_\_\_\_, hereby certifies that - he/she is the  
State of New York; that - he/she has examined the annexed report, that - he/she knows such report to be a true and correct statement of operations for the  
which it covers and that the amount remitted herewith is the full amount payable to the State Comptroller for such period pursuant to Chapter 960 of  
the Laws of 1976, as amended.

\_\_\_\_\_  
Remitting Officer

From: 4/1/2023

To: 4/30/2023

DOG LICENSE MONTHLY REPORT

05/01/2023

Erie

14

Send Copy To:

Animal Population Control

Diane M. Terranova

Town of Lancaster

17

Town Clerk

LICENSE TYPES

AND FEES

Unspay  
Krs  
Dogs

	Unspay	Unspayed Statutory Fee (B)	Spayed Statutory Fee (C)	Local Fee (D)	Late Penalty (E)	Spayed Fee (F)	Unspayed Fee (G)
1. Spay/Neuter	359 359 74	NO FEE	@ 0.00	@ 12.00 3,716.00	42 @ 5.00 470.00	@ 1.00 359.00	NO FEE
2. Unspay/Unneut	24 24 7 24	@ 0.00	NO FEE	@ 17.00 352.00	1 @ 5.00 10.00	NO FEE @ 3.00	72.00
3. Exemption	3 3	NO FEE	NO FEE	NO FEE	NO FEE	@ 0.00 @ 0.00	0 0.00
4. Purebred(1-10)	0 0 0	@ 0.00	@ 0.00	@ 25.00 0.00	@ 5.00 0.00	@ 1.00 0.00	@ 3.00 0.00
5. Purebred(11-25)	0 0 0	@ 0.00	@ 0.00	@ 50.00 0.00	@ 5.00 0.00	@ 1.00 0.00	@ 3.00 0.00
6. Purebred(26+)	0 0 0	@ 0.00	@ 0.00	@ 100.00 0.00	@ 5.00 0.00	@ 1.00 0.00	@ 3.00 0.00
7. TOTALS	386 386 81 24	\$0.00	\$0.00	\$4,068.00	\$480.00	\$359.00	\$72.00

REPLACEMENT AND PUREBRED

Column H Column I (Local) Column J (Statutory)

TAG ORDERS PROCESSED

	# Each	Tag Fees	Tag Fees
8. Replacement Tags	0	0.00	0.00
9. Purebred Tags	0	0.00	0.00
10. TOTALS	0	\$0.00	\$0.00

DISBURSEMENTS (to T.C.V.)

(to County)

(to Animal Population Control)

12. Local% of 7B + 7C	\$0.00	15. Stat% of 7B + 7C	\$0.00	18. 100% of 7F + 7G	\$431.00
13. Local% of 7D + 7E + 10I	\$4,548.00	16. Stat% of 10J	\$0.00		
14. Total	\$4,548.00	17. Total	\$0.00		

Amount paid to: County Treasurer for Dog Licenses..... \$0.00

Amount paid to: NYS Ag. & Markets for spay/neuter program..... \$431.00

LICENSE SUMMARY

1. Number of Original Standard Dog Licenses:	51
2. Number of Original Purebred Dog Licenses:	0
3. Number of Standard Renewals (including New Owner Licenses):	335
4. Number of Purebred License Renewals:	0
5. Total of Lines 1-3:	386

05/01/2023  
08:40:58  
Mary Nowak

Town of Lancaster  
**Miscellaneous Cash Report**  
For Transaction Type: Permits  
For Fee Type: Fire Code  
Date Range: 04/01/2023 to 04/30/2023

Transaction Type	Fee Type	Receipt #	Date	Customer	Qty	Total
Permits	Fire Code	1	04/03/2023	Collision, Miller & Son 110 Cemetery Rd Lancaster, Ny 14086	1	\$50.00
Permits	Fire Code	1	04/14/2023	LLC, Kate's Country Cousins 6131 Broadway St Lancaster, NY 14086	1	\$50.00
Permits	Fire Code	1	04/17/2023	Custard, Andersons Frozen 4855 Transit Rd Lancaster, NY 14086	1	\$50.00
Permits	Fire Code	2	04/17/2023	#9014, Tim Hortons 6687 Transit Rd Lancaster, NY 14086	1	\$50.00
					<b>Total Quantity:</b>	4
					<b>Grand Total:</b>	\$200.00

Pmt No	Building	Plumbing	Occupancy	Signs	Other	Recreation	Trees	Safety	Conservation	Refuse	TOTALS	No Street	Town/Village	Structure
20239037	40.50										40.50	34 Village View	Town	Er. Fence
20239038	51.40										51.40	5100 William	Town	Er. Fence
20239042	49.00										49.00	713 Pavement	Town	Er. Pool-Abv Grnd
20239047	80.00										80.00	36 Sussex	Town	Re-Roof
20239048				35.00							35.00	4777 Transit	Town	Er. Sign - Temp
20239049	73.60										73.60	4 Gailenwood	Town	Er. Deck
20239050	60.00										60.00	170 Pavement	Town	Dem. Porch
20239051	217.00										217.00	39 Hidden	Town	Er. Pool-Abv Grnd
20239052	50.00										50.00	234 Aurora	Village	Re-Roof
20239053	56.20										56.20	57 School	Village	Er. Fence
20239057	75.00										75.00	16 Deepwood	Town	Inst. Generator
20239058	74.50										74.50	6020 Genesee	Town	Er. Fence
20239061	46.00										46.00	47 Liberty	Village	Er. Fence
20239063	75.00										75.00	57 Cambria	Village	Re-Roof
20239065	98.80										98.80	113 Avian	Town	Er. Deck
20239067	58.50										58.50	147 Sawyer	Village	Er. Fence
20239075	25.00										25.00	5 Wildwood	Town	Er. Shed
<b>Totals</b>	<b>11,869.70</b>	<b>210.00</b>	<b>560.00</b>	<b>187.50</b>		<b>6,250.00</b>	<b>1,250.00</b>			<b>601.33</b>	<b>20,928.53</b>			

05/01/2023

8:42:15 AM

Mary Nowak

Town of Lancaster

Page: 1

**General Licensing Report**

For License Type: Planning &amp; Zoning / Fee Type: PIP Inspections

Date Range: 04/01/2023 to 04/30/2023

<u>License Type/Fee Type</u>	<u>License #</u>	<u>Issue Date/ Expiration Date</u>	<u>Licensee</u>	<u>Qty/Total</u>	<u>Notes</u>
Planning & Zoning (PIP Inspections)	000848	04/12/2023	Properties, LLC JBC 5077 Transit Rd ,	1.00 \$11,432.80	
Planning & Zoning (PIP Inspections)	000849	04/20/2023	Anderson, Keith Transit Rd ,	1.00 \$5,600.00	
<b>Quantity Sub Total:</b>				2	
<b>Amount Sub Total:</b>				\$17,032.80	
<b>Quantity Grand Total:</b>					2
<b>Amount Grand Total:</b>					\$17,032.80

DATE	CASH DEPOSIT 6591	CHECK DEPOSIT 6591	CREDIT CARD SALES 7522	ONLINE 2255	INTEREST	TOTAL	WIRE TO SUPERVISOR	TRANSFER TO D.E.C.	CHECK NUMBER	FOR	AMOUNT	NSF
4/1/2023				\$ 13.00		\$ 13.00						
4/2/2023				\$ 13.00		\$ 13.00						
4/3/2023	\$ 197.00	\$ 2,330.15	\$ 189.80			\$ 2,716.95	\$ 45,233.60	\$ 401.52	1902	Ag&Mkts	\$ 442.00	
4/4/2023	\$ 150.00	\$ 200.00	\$ 125.00			\$ 475.00			1903	NYSDOH	\$ 225.00	
4/5/2023	\$ 184.00	\$ 4,229.70	\$ 220.00			\$ 4,633.70						
4/6/2023	\$ 336.00	\$ 219.99	\$ 97.50			\$ 653.49						
4/7/2023												
4/8/2023												
4/9/2023												
4/10/2023	\$ 231.00	\$ 2,727.31	\$ 117.80			\$ 3,076.11						
4/11/2023	\$ 206.80	\$ 1,545.15	\$ 274.00			\$ 2,025.95						
4/12/2023	\$ 511.40	\$ 12,269.80	\$ 522.75			\$ 13,303.95						
4/13/2023	\$ 107.00	\$ 2,611.80	\$ 295.00			\$ 3,013.80						
4/14/2023	\$ 472.00	\$ 435.00	\$ 153.00			\$ 1,060.00						
4/15/2023				\$ 26.00		\$ 26.00						
4/16/2023												
4/17/2023	\$ 229.00	\$ 1,722.58	\$ 169.00			\$ 2,120.58						
4/18/2023	\$ 78.00	\$ 509.00	\$ 1,076.00			\$ 1,663.00						
4/19/2023	\$ 308.00	\$ 399.57	\$ 188.10			\$ 895.67						
4/20/2023	\$ 290.50	\$ 6,276.00	\$ 151.00			\$ 6,717.50						
4/21/2023	\$ 224.00	\$ 2,960.11	\$ 181.00			\$ 3,365.11						
4/22/2023												
4/23/2023												
4/24/2023	\$ 232.20	\$ 603.40	\$ 216.00			\$ 1,051.60						
4/25/2023	\$ 256.00	\$ 686.78	\$ 912.25			\$ 1,855.03						
4/26/2023	\$ 116.00	\$ 308.12	\$ 635.30			\$ 1,059.42						
4/27/2023	\$ 262.40	\$ 1,566.49	\$ 806.25			\$ 2,635.14						
4/28/2023	\$ 643.95	\$ 216.00	\$ 311.40			\$ 1,171.35						
4/29/2023				\$ 13.00		\$ 13.00						
4/30/2023					\$ 52.14	\$ 52.14						
				MONTHLY TOTAL		\$ 53,610.49						

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

T.C. Comm.  
T.A. Reso.



37 CENTRAL AVENUE, LANCASTER, NY 14086-2143

P: 716-683-5961 F: 716-683-0169

Email: [wsa@wmschutt.com](mailto:wsa@wmschutt.com)

## M E M O

Date: May 2, 2023

WSA Project # 06168H F10 Town Hall Soffits

TO: Town Board

FROM: E. Schiller, PE – Town Engineer

SUBJECT: Town Hall Soffit Repair

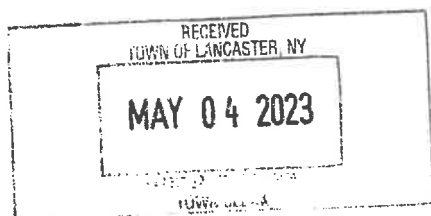
The Town solicited a Professional Service proposal for Design and Construction Services related to the repair to the Soffits at the entrance to Town Hall. Kideney Architects were requested to submit a proposal. Kideney was the firm who quickly responded after the soffit fell and was extremely responsive in assessing the safety of the current condition.

Based on the proposal received and attached, we recommend proceeding with Kideney Architects, 143 Genesee St., Buffalo, NY 14203 in the amount of \$27,850.00. This work is included in the Town Hall Repair Capital account # 90215. Kideney's insurance is on file with the Town.

Any questions, please let me know.

*Ed Schiller*

Cc T. Fowler, Jr. – Town Attorney



23-05-02-06186H F10 Soffit-TB-m-ems



*Amherst*

Town of Amherst Planning Department

*T.C. Comm.*



271



Erie County, New York

Brian J. Kulpa  
Supervisor

Daniel C. Howard, AICP  
Planning Director

Daniel J. Ulatowski, AICP  
Assistant Planning Director

## SEQR LEAD AGENCY REQUEST

### Zoning Ordinance Text Amendment Chapter 203 – Zoning Immunity Town of Amherst, New York May 1, 2023

Enclosed please find an Environmental Assessment Form Part 1, application and draft ordinance text changes to the Town of Amherst Zoning Ordinance. The petitioner is the Town of Amherst, 5583 Main Street, Williamsville, NY 14221.

The Town desires to amend sections of its zoning ordinance to provide zoning immunity for the Town of Amherst Government. This project is a Type 1 Action pursuant to Part 617.4 of Article 8 (State Environmental Quality Review) of the Environmental Conservation Law.

By this letter the Town requests Lead Agency in the SEQR process for the proposed local law changes. Please advise if your agency agrees with the Town acting as Lead Agency and if you have any concerns or comments **by May 22, 2023**.

Contact Daniel J. Ulatowski, AICP, Assistant Planning Director/ZEO in the Town of Amherst Planning Department, for any additional information you may require (716-631-7051).

#### Attachments

X:\Current\_Planning\Files\Text Amendments\ZTA-2023\Lead Agency\_05\_01\_23.docx

cc: NYSDEC

NYSDOT

Erie County Dept. of Environment & Planning

City of Buffalo

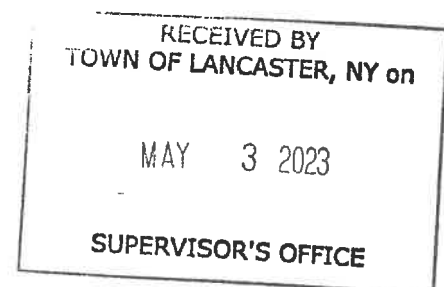
Town of Clarence

Town of Cheektowaga

Town of Lancaster

Town of Pendleton

Town of Tonawanda



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Zoning Ordinance Text Amendment - Zoning Immunity for the Amherst Government		
Project Location (describe, and attach a general location map): Entire Town		
Brief Description of Proposed Action (include purpose or need): Amendment to the Town of Amherst Town Code, Chapter 203 (Zoning Ordinance) to provide zoning immunity to the Government of the Town of Amherst.		
Name of Applicant/Sponsor: Town of Amherst Town Board	Telephone: 716-631-7164	
	E-Mail: mpolowy@amherst.ny.us	
Address: 5583 Main Street		
City/PO: Williamsville,	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

<b>C.3. Zoning</b>	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>
_____	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input type="checkbox"/> No <b>N/A</b>
i. What is the proposed new zoning for the site? _____	
<b>C.4. Existing community services.</b>	
a. In what school district is the project site located?	<b>N/A</b>
_____	
b. What police or other public protection forces serve the project site?	
_____	
c. Which fire protection and emergency medical services serve the project site?	
_____	
d. What parks serve the project site?	
_____	

#### D. Project Details

### D.1. Proposed and Potential Development

- a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

- |  |       |       |
|--|-------|-------|
| b. a. Total acreage of the site of the proposed action?  | _____ | acres |
| b. Total acreage to be physically disturbed?   | _____ | acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | _____ | acres |

- c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

- d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
- If Yes,
- i. Purpose or type of subdivision? (e.g., residential, industrial, commercial, if residential, is it single-family or multi-family?)

- ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

- iii. Number of lots proposed? \_\_\_\_\_ Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

- e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No

- ii. If Yes:
- Total number of phases anticipated \_\_\_\_\_

- Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No.

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

- Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_
- Anticipated rate of disposal/processing:
  - \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
  - \_\_\_\_\_ Tons/hour, if combustion or thermal treatment
- If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

- Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_
- Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_
- Specify amount to be handled or generated \_\_\_\_\_ tons/month
- Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_
- Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

## E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

- Check all uses that occur on, adjoining and near the project site.  
☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)  
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_
- If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

Page 11 of 13

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site      <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): _____</li> <li>ii. Basis for identification: _____</li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: _____</li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</li> <li>iii. Distance between project and resource: _____ miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

**F. Additional Information**


Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Town of Amherst Town Board Date May 1, 2023

Signature  Title Assistant Planning Director/ZEO





## TOWN OF AMHERST

ERIE COUNTY, NEW YORK

5583 MAIN STREET  
WILLIAMSVILLE, NEW YORK 14221  
(716) 631-7030  
FAX (716) 631-7101  
www.amherst.ny.us

Martin A. Polowy  
Town Attorney

Nicole M. Burroughs  
Senior Paralegal

Samuel A. Alba  
Sr. Deputy Town Attorney

Ann Demopoulos  
Deputy Town Attorney

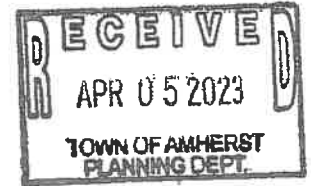
Brittany Lee Penberthy  
Town Prosecutor

**TO:** Town Board

**FROM:** Martin A. Polowy, Esq., Town Attorney *MAP/nmb*

**DATE:** April 4, 2023

**RE:** A Local Law Amending Chapter 203 of the Code of the Town of Amherst, Part 1, General Provisions, To Add A New Section, 1-13, To Exclude Certain Public Uses



Attached please find the final draft of the proposed Local Law with respect to the above matter. The Public Hearing on this matter is scheduled for April 17, 2023 at 7:00 p.m.

By copy of this e-mail to Dan Howard and Mark Berke, we are seeking the recommendations of the Planning Board, Planning Director and Commissioner of Building pursuant to the provisions outlined in Chapter 203-8-5-4 of the Town Code.

Thank you.

MAP:NMB:hs

Attachment

c: Tim Koller, Deputy Town Clerk (w/attachment)  
Mark S. Berke, PE, Commissioner of Building (w/attachment)  
Dan Howard, Director of Planning (w/attachment)  
Daniel Ulatowski, Assistant Planning Director/ZEO (w/attachment)

America, the State of New York, the County of Erie, the Erie County Water Authority, or the Town of Amherst.

- B. These exceptions, however, shall not be interpreted to permit yards, garages or other buildings for service or storage by said public utilities which are otherwise permitted by this chapter in appropriate districts; nor shall these exceptions permit wireless telecommunications facilities as permitted by sections 6-7 and section 6-11, unless constructed by or for the Town of Amherst or on the Town's behalf to include governmental use.
- C. These exemptions do not apply to the provisions of the State Environmental Review Act (SEQRA) or other state or federal requirements, but are limited only to requirements of the Town of Amherst.
- D. The Town Board may prescribe conditions that it deems necessary or desirable and may require a site plan of the proposed installation. Application for such use impacting 20 acres or more may be referred to the Town Planning Board for its recommendation which shall be advisory only.

#### **Section 4. Severability.**

If any section, subsection, sentence, clause or phrase of this Local Law is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Chapter. The Town Board declares that it would have passed this Chapter, and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases may be declared invalid or unconstitutional and, if for any reason this Chapter should be declared invalid or unconstitutional, then the remaining section, subsection, sentence, clause or phrases shall be in full force and effect.

#### **Section 5. Effective Date**

This Local Law shall take effect immediately and be filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Sections 130 and 133 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

**Francina J. Spoth, Town Clerk  
Town of Amherst  
County of Erie, New York**

~~Strikethrough~~ = Deleted language; Underline = Added language

# Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue

Lancaster, New York 14086

May 3, 2023

**Planning Board Members:**

Carlo DiRienzo, Chair  
Rebecca Anderson  
John Copas  
Anthony Gorski  
Joseph Keefe  
Lawrence Korzeniewski  
Michael Reinhold

**Town Board Members:**

Ronald Ruffino, Sr., Supervisor  
Mark Burkard  
Adam Dickman  
Robert Leary  
David Mazur

**Engineering Consultant:**

Ed Schiller, Wm. Schutt & Associates

**Town Attorney:**

Thomas Fowler, Jr.

**Town Highway Superintendent:**

John Pilato

**Building & Zoning Inspector:**

Matthew Fischione

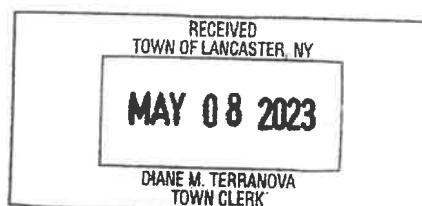
**Gentlemen/Ladies:**

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held May 3, 2023. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting and may be amended before approval.

Sincerely yours,

Carlo DiRienzo  
Planning Board Chair

CD:cm  
Encl.



A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at Town Hall, 21 Central Avenue, Lancaster, NY, on the 3<sup>rd</sup> day of May 2023 at 7:00 P.M. and there were present:

**PRESENT:** Carlo DiRienzo, Chair  
Rebecca Anderson, Member  
Anthony Gorski, Member  
Joseph Keefe, Member  
Lawrence Korzeniewski, Member  
Michael Reinhold, Member

**EXCUSED:** None

**ABSENT:** John Copas, Member

**ALSO PRESENT:** None

**Town Board Members:** Councilmember Dave Mazur

**Other Elected Officials:** None

**Town Staff:** Emily Orlando, Deputy Town Attorney  
Ed Schiller of Wm. Schutt & Assoc.  
Matt Fischione, Code Enforcement Officer  
Cynthia Maciejewski, Secretary

Meeting called to order by Chair DiRienzo at 7:00p.m.

Pledge of Allegiance led by Chair DiRienzo.

**Roll Call of Planning Board Members**

Chair DiRienzo-Present

Rebecca Anderson-Present

John Copas-Absent

Anthony Gorski-Present

Joseph Keefe-Present

Lawrence Korzeniewski-Present

Michael Reinhold-Present

Minutes-A motion was made by Chair DiRienzo to approve the minutes from the April 19, 2023 Planning Board Meeting. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Absent

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

**Motion carried.**

**TOWN OF LANCASTER PLANNING BOARD  
COMMUNICATIONS LIST  
May 3, 2023**

5.3.01 Email from Lancaster Code Enforcement Officer (COE) Matt Fischione stating no outstanding issues with putting 21 Pavement on the Planning Board Meeting (town project #2010).

5.3.02 Letter from Erie County Public Works regarding 5827 Broadway (town project #2110) stating need to replace existing drainage structure in Bowen Road as well as their permit requirements for this project.

5.3.03 Letter from Erie County Public Works regarding Edgewater East (town project #2117) acknowledging Town of Lancaster as the SEQR Lead Agency and stating their permit requirements for this project.

5.3.04 Letter from Erie County Water Authority regarding West Herr Audi, 6501 Transit (town project #1902) acknowledging Town of Lancaster as the SEQR Lead Agency and stating their permit requirements for this project.

**REZONE & SITE PLAN REVIEW – PROJECT #2121, BANASIK, 6218 BROADWAY,  
S.B.L. #117.00-1-1. REZONE OF PROPERTY TO CONSTRUCT A SMALL COMMERCIAL BUILDING  
TO USE AS AN OFFICE AND WAREHOUSE SPACE FOR THE STORING OF AUTOMOBILES.**

Christopher Saeli, Esq. appeared regarding the project which did receive approval of a variance from the Zoning Board of Appeals on April 13, 2023.

There is an outstanding response needed regarding a request for additional information to assure the pass through drainage is accommodated.

**DETERMINATION**

A motion was made by Chair DiRienzo to table the Rezone and Site Plan review of 6218 Broadway, S.B.L. #117.00-1-1.

Motion seconded by Joseph Keefe.

Roll call as follows:

Chair DiRienzo-Yes

Joseph Keefe-Yes

Rebecca Anderson-Yes

Lawrence Korzeniewski-Yes

John Copas-Absent

Michael Reinhold-Yes

Anthony Gorski-Yes

**Motion carried.**

**AMENDED SITE PLAN REVIEW – PROJECT #2010, 21 PAVEMENT ROAD, LLC LOCATED AT 21  
PAVEMENT ROAD, S.B.L. # 116.08-1-71. MINOR PAVEMENT EXPANSION APPROXIMATELY  
2,200 SQ FT. ALONG THE EXISTING PAVED DRIVE ON THE NORTH END OF THE SITE.**

Gary Machniak presented the project which received variance approval from the Zoning Board of Appeals on April 13, 2023.

The amendment to the site plan is to keep the project as built which did vary from the approved site plan. All zoning requirements are met. Noise has been a complaint from the neighbor to the north and a 12' barrier was installed in July, 2022 to mitigate noise. The decibel level has been monitored by the applicant and ranges from 69-75 decibels dependent on the doors being open or closed. This property has never been cited for violation of the noise ordinance or any other violation according to the applicant. Mr. Machniak has operated this business for 34 years and has made no changes to the equipment. The hours of operation do not go past 9pm and the shop does operate on the weekend. The amended site plan has no bearing on the level of noise produced. The gate in the alcove area was installed to the height of the building. Lights have been changed to accommodate complaints from the neighbor in an effort to work with the neighbor. Members did acknowledge the efforts of the applicant to mitigate the complaints of the neighbor.

**DETERMINATION**

A motion was made by Rebecca Anderson to recommend the approval of the Amended Site Plan for 21 Pavement Road, LLC to the Town Board

Motion seconded by Joseph Keefe.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Absent

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

**Motion carried.**

**RECREATIONAL VEHICLE CODE REVISION REVIEW – CHAPTER 400-16(d) COMMERCIAL +/- OR UNLICENSED VEHICLES IN RESIDENTIAL AREAS.**

Councilmember Mazur spoke regarding the first of two public hearings being held by the Town Board. The first was on May 1<sup>st</sup> and the second will be May 15<sup>th</sup>. No comments from the public were made at the first meeting. Changes were made to the code which include the height of an RV allowed to be parked in a residential area and the specifications of a commercial vehicle were discussed. The discussion of the RV code was started due to a complaint and has gone through a process which included the public and has resulted in a revision that many have assisted with. A SEQR review is needed after the second public hearing.

Town Attorney, Thomas Fowler, Jr. emailed the Planning Board regarding their recommendation to approve the rezoning of 4781 Transit Road. When the amended site plan was approved by the Planning Board at the April 19, 2023 meeting, it included a new portion of land given by the adjacent property owner. In an effort to have the entire new parcel rezoned the original recommendation of the rezone was rescinded and a new motion including the 45' x 274.86' land was made.

A motion was made by Chair DiRienzo to rescind the Planning Board's August 10, 2021 recommendation to the Town Board to rezone 4781 Transit Road.

Motion seconded by Anthony Gorski.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Absent

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

**Motion carried.**

A motion was made by Chair DiRienzo to recommend the rezoning of the entire, new parcel known as 4781 Transit Road which includes a 45' x 274.86' addition, to the Town Board.

Motion seconded by Michael Reinhold.

Roll call as follows:

Chair DiRienzo-Yes

Rebecca Anderson-Yes

John Copas-Absent

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Michael Reinhold-Yes

Anthony Gorski-No

**Motion carried.**

Complaints regarding the condition of sidewalks are being addressed by Code Enforcement. The Town Board has referred the Broadway and Bowen project by Lucas James back to the Planning Board. This is due to the Special Use Permit application stating it will be a Tim Horton's. Traffic counts will be needed and SEQR reopened.

Motion to adjourn the meeting by Chair DiRienzo at 7:48p.m. and seconded by Joseph Keefe.  
Motion approved.



# Town of Lancaster

TOWN PLANNING BOARD  
21 Central Avenue  
Lancaster, New York 14086

## MEMO

TO: Honorable Town Board  
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: May 3, 2023

RE: 21 Pavement Road, LLC

PROJECT #: 2010

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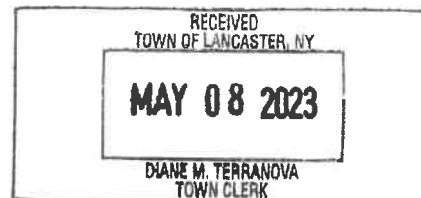
LOCATION: 21 Pavement Road

TYPE: Amended Site Plan

RECOMMENDATION: APPROVE  
Roll call vote:  
Chair DiRienzo-Yes  
Rebecca Anderson-Yes  
John Copas-Absent  
Anthony Gorski-Yes  
Joseph Keefe-Yes  
Lawrence Korzeniewski-Yes  
Michael Reinhold-Yes

CONDITION: N/A

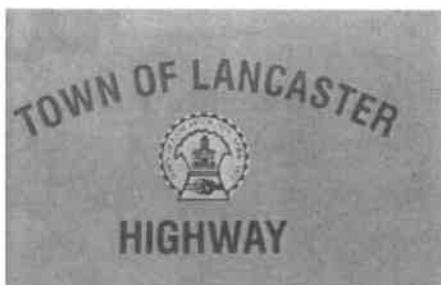
CONCERNS: N/A



274

T.C. Comm.  
T.A. Reso.

(P)



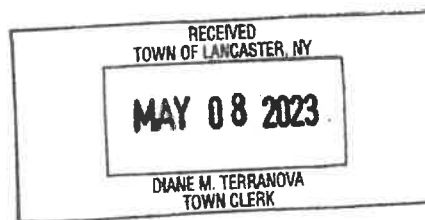
**TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086**

**John Pilato  
Highway Superintendent  
Tel (716)683-3426  
Fax (716)685-0271**

**COMMUNICATIONS**

May 3, 2023

Honorable Town Board  
21 Central Avenue  
Lancaster, NY 14086



Dear Honorable Town Board:

I would appreciate it if the Town Board would sponsor a resolution to reimburse Tokyo Marine HCC, 1700 Opdyke Court, Auburn Hills, MI 48326, for a deductible recovery reimbursement in the amount of \$12,077.97. These funds would be charged to the 2023 Highway Budget line 13-5110-0426 Repairs and Maintenance. I would also appreciate your approval to pay \$2,500 to the Department of Public Service, Three Empire State Plaza, 16<sup>th</sup> Floor, Albany, NY 12223-1350, for damage to an underground facility. This payment will be charged to the 2023 Highway Budget line 13-5110-0449 Other Unclassified.

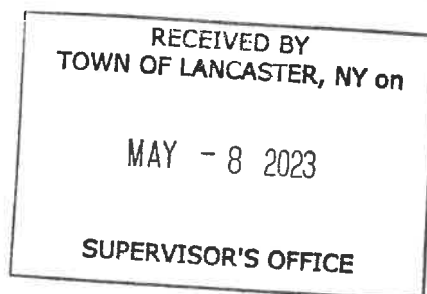
Should you have any questions, please do not hesitate to contact me at your earliest convenience.

Respectfully yours,

John Pilato  
Highway Superintendent  
Town of Highway Lancaster

JP/mlm

Cc: Ron Ruffino, Town Supervisor  
Thomas Fowler Jr., Town Attorney  
Diane Terranova, Town Clerk  
Director of Administration



275

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

*T.C. Comm.*

*T.A. Reso.*

A handwritten signature in black ink, appearing to be "Ed Schiller", enclosed in a circle.

37 CENTRAL AVENUE, LANCASTER, NY 14086-2143

P: 716-683-5961 F: 716-683-0169

Email: [wsa@wmschutt.com](mailto:wsa@wmschutt.com)

## MEMO

Date: May 8, 2023

WSA Project # 06168H F9 Youth Bureau Entrance

TO: Town Board

FROM: E. Schiller, PE – Town Engineer

SUBJECT: Youth Bureau Entrance Doors

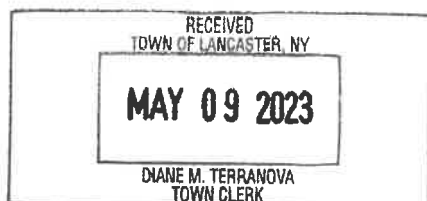
The Town solicited Bids for the Installation of new Entrance Doors at the Youth Bureau. No Bids were received. As such, it is recommended to accept the Quote from Imperial Doors dated October 26, 2022 (attached). They stated they would honor their quote. A Resolution is requested to accept the quote. Once a Resolution for Award is passed, we will obtain insurance certificates and present the proposal for signature.

Based on the quote received and attached, we recommend proceeding with Imperial Door Controls, Inc., 85 Oriskany Dr., Tonawanda, NY 14150 in the amount of \$27,154.00.

Any questions, please let me know.

*Ed Schiller*

Cc T. Fowler, Jr. – Town Attorney



23-05-08-06186H F9 Doors-TB--m-ems



## PROPOSAL

No. RL0350

## Imperial Door Controls Inc.

85 Oriskany Drive, Tonawanda, NY  
14150-6722  
(716) 877-4141 FAX: (716) 877-6563  
Eastern Region Office  
(607) 733-5200 FAX: (607) 733-4710

Submitted To:	Town of Lancaster 21 Central Ave Lancaster, NY 14086	Date:	10/26/2022
Attention:	Edward Schiller	Phone:	716-684-4171
E-Mail:	eschiller@wmschutt.com	Fax:	716-000-0000
		Job Name:	Lancaster Youth Center - 200 Oxford,
		Job Location:	Install (2) Automatic sliding door packages at the main entry

We are pleased to provide a proposal for our scope of work as follows:

### Furnish & Install:

- (-) Main entry sliding door upgrade
- (2) Horton 2310/2021 Automatic sliding door package supplied as follows
  - (-) A- Clear finish
  - (-) B- SO-SX/SX-SO door units
  - (1) C- Unit to be 107-1/2" +/- wide (Inner door)
  - (1) D- Unit to be 112-1/2" +/- wide (Outer door)
  - (-) E- Units to be 90" high
  - (2) F- Transoms to 100" +/- with (1) Vertical
  - (-) G- Narrow stile door panels with mid-rails and 6-1/2" Bottom rails
  - (1) H- Auto lock - Outer door only
  - (2) I- Panic bars - Outer door only
  - (1) J- Key control switch - On - Off - One Way - Hold Open
  - (2) K- 7" Thresholds and 1-3/4" x 4-1/2" Framing
  - (2) L- BEA IXIO Sensor systems with threshold presence sensing
  - (1) M Remote activation system from office for outer door
  - (-) N- 1/4" Clear tempered & 1" Clear tempered insulated glass as required

### Price Includes:

- Work Performed during Normal Business Hours
- 1 Year Parts & Labor Warranty
- Freight

### Price Does Not Include:

- Blocking-120 VAC Electric Power
- All Low Voltage Wiring-Masonry
- Removals-Prep of Opening-Sales Tax

Delivery: 12-14 weeks from date of approval to proceed with order

We propose to furnish material and labor - complete in accordance with the above specifications, for the sum of:

Twenty Seven Thousand One Hundred and Fifty Four Dollars and 00/100\*\*\*\*\* \$27,154.00

### Terms:

Net 30 Days, 1-1/2% Per Month Service Charge On Past Due Balances. Material only will be invoiced to the customer upon notification of shipping from the project. At the discretion of Imperial Door Controls, Inc., preliminary Lien Notice documents will be filed on any project \$50,000 and over to ensure payment.

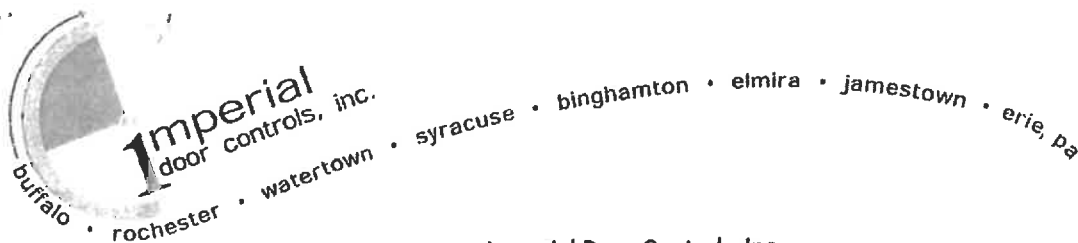
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Richard B. Lesser - Vice President

Note: Price remains valid for 30 days.

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Cancellations will not be accepted after three days of date of acceptance.

Date of Acceptance \_\_\_\_\_ Signature \_\_\_\_\_



Imperial Door Controls, Inc.

**Document Requirement Distribution List**

All documents and inquiries are to be directed accordingly per below.

Please ensure to read through the list of individuals who are to be sent documents or to be contacted dependent on your need. If you are unsuccessful in reaching your designated individual below via email within 48 hours, please ensure to call into the office to avoid delay.

**Leah Bellomo – President – [Lbellomo@imperialdoorcontrols.com](mailto:Lbellomo@imperialdoorcontrols.com) – 716-877-4141 Ext: 106**

All documents requiring signature, Letters of Intent, Signed Proposals, Contracts, Subcontracts, Lien Waivers, MCIDC forms, Certified Payroll, Insurance Certificate Requests, W-9 requests, etc.

**Mary Jo Sheffer – Accounting – [Msheffer@imperialdoorcontrols.com](mailto:Msheffer@imperialdoorcontrols.com) – 716-877-4141 Ext: 103**

Invoicing, AIA requests, Payment Requisitions

**David Bellomo – Project Mgr – [Dbellomo@imperialdoorcontrols.com](mailto:Dbellomo@imperialdoorcontrols.com) – 716-877-4141 Ext: 114**

Change orders, Proposal Revisions, Site Visits, Installation Scheduling, Warranty Statements, O&M, Submittal Requests, Shop Drawings, LEED data

**Richard Lesser – Chief Estimator – [Rlesser@imperialdoorcontrols.com](mailto:Rlesser@imperialdoorcontrols.com) – 716-877-4141 Ext: 113**

Proposals for new equipment

Civil Engineering  
Environmental Engineering  
Municipal Engineering  
Land Surveying



Project Management  
Construction Support Services  
Landscape Architecture  
SWPPP Services

*T.C. Comm.*

*T.A. Reso.* 37 CENTRAL AVENUE, LANCASTER, NY 14086-2143

*(Signature)*

P: 716-683-5961 F: 716-683-0169

Email: [wsa@wmschutt.com](mailto:wsa@wmschutt.com)

## M E M O

Date: May 8, 2023

WSA Project # 06168H F9 Youth Bureau Entrance

TO: Town Board

FROM: E. Schiller, PE – Town Engineer

SUBJECT: Youth Bureau Entrance Video Intercom

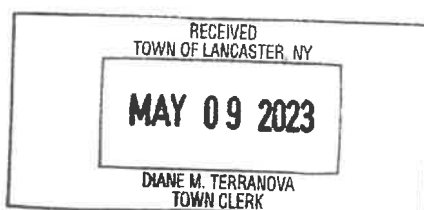
The Town solicited Bids for the Installation of new Video Intercom at the Youth Bureau. The quote received is \$2,672.49. As such, it is recommended to accept the Quote from Fire Safety Systems, who maintains the current systems at the Youth Bureau, dated May 8, 2023 (attached). A Resolution is requested to accept the quote. Once a Resolution for Award is passed, we will obtain insurance certificates and present the proposal for signature.

Based on the quote received and attached, we recommend proceeding Fire Safety Systems, Inc., 525 Aero Dr., Suite 200, Buffalo, NY 14225 in the amount of \$2,672.49.

Any questions, please let me know.

*Ed Schiller*

Cc T. Fowler, Jr. – Town Attorney



23-05-08-06186H F9 Intercom-TB--m-ems

**\*\* Proposal \*\***

5/8/2023

**Project Number: 22-671**

## ***Fire Safety Systems, Inc.***

525 Aero Drive, Suite 200  
Buffalo, NY 14225  
Office: (716) 894-9700  
Fax: (716) 894-4354  
info@firesafetysystemsinc.com

For :

EDWARD SCHILLER  
MAIN ENTRANCE INTERCOM

**\*\* Proposal \*\* to:**

TN LANCASTER YOUTH BUREAU  
LANCASTER, NY 14086

200 OXFORD AVENUE

Project Site:

EDWARD SCHILLER  
200 OXFORD AVE  
LANCASTER, NY 14086

Mfr-Part No.	Qty	Description	Unit Price	Extended
--------------	-----	-------------	------------	----------

### **SCOPE OF WORK:**

INSTALL ONE VIDEO INTERCOM AT MAIN ENTRANCE OF BUILDING WITH ONE INSIDE MASTER STATION AT RECEPTION DESK. INTEGRATE WITH NEW SLIDING DOORS BEING INSTALLED BY OTHERS TO UNLOCK FROM INDOOR MASTER STATION.

1 MODULAR IP VIDEO INTERCOM KIT, 1080P, COLOR, LED  
MATERIALS  
CUSTOMER TRAINING  
INSTALLATION AND PROGRAMMING

This \*\* Proposal \*\* is Valid for 30 Days.

Jeremy Solem, Technician

Project Total: \$ 2,672.49

5/8/2023

NYS Journeyman Fire Alarm Mechanic

Page 1 of 1

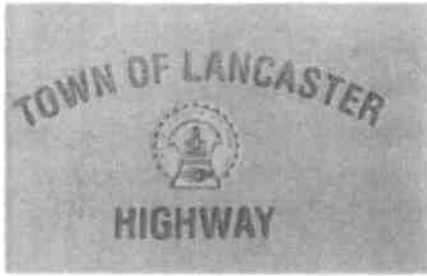
Licensed by the New York State Department of State - # 12000016678



**Certified Service-Disabled  
Veteran-Owned Business**

T.C. Comm.  
RR

277

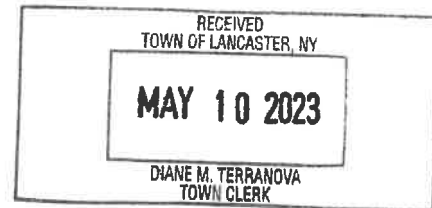


**TOWN OF LANCASTER  
HIGHWAY DEPARTMENT  
525 PAVEMENT ROAD  
LANCASTER, NY 14086**

**John Pilato  
Highway Superintendent  
Tel (716)683-3426  
Fax (716)685-0271**

May 11, 2023

Honorable Town Board  
21 Central Avenue  
Lancaster, NY 14086



**Re: Summer Employees**

Dear Honorable Board Members

It would be greatly appreciated if you would sponsor a resolution to appoint the following for the 2023 summer season in the Highway Department as laborers. These employees will be paid at the rate of \$15.00 per hour with no benefits.

<u>Mr. Gianluca Fulciniti</u>	<u>Mr. Cooper Bazulka</u>	<u>Mr. Jack Harrington</u>	<u>Mr. Luke Suchyna</u>
Lancaster, NY 14086	Lancaster, NY	Lancaster, NY 14086	Lancaster, NY 14086
Start Date: 5/16/23	Start Date: 5/22/23	Start Date: 6/26/23	Start Date: 5/22/23

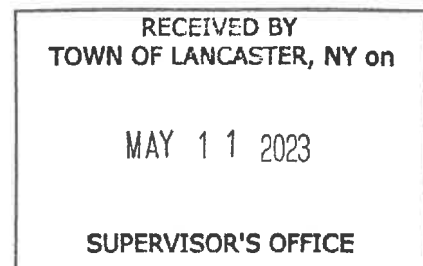
Should you have any questions regarding this subject please do not hesitate to contact me at your convenience.

Sincerely yours,

John Pilato  
Highway Superintendent  
Town of Lancaster

JP/mlm

Cc: Ronald Ruffino, Town Supervisor  
Diane Terranova, Town Clerk  
Payroll Supervisor







# Town of Lancaster

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

5/9/2023

The Honorable Town Board  
Town of Lancaster  
21 Central Ave.  
Lancaster, NY 14086

**Re: CO-LOCATION SPECIAL USE PERMIT**  
**T-Mobile UP10542A**  
**0 Transit Rd., Bowmansville, NY 14026**  
**SBL#93.05-1-2.131**

The above referenced Special Use Permit Application for a Co-Location of equipment on an existing Cell Tower has been reviewed per Chapter 400-78, Special Use Permits and Chapter 400-43, Co-locating antennas on existing structures.

The project application lacks a copy of the FCC license and proof of notification (certified mail return receipts) by the applicant to all property owners within 500 feet of the boundaries of the property.

The application is considered incomplete.

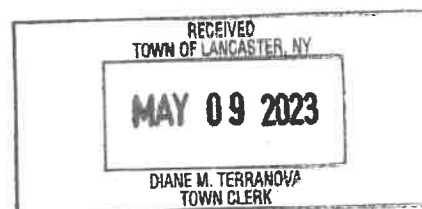
Please notify the applicant of the deficiencies for resubmittal.

Respectfully,

Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
Town of Lancaster Building and Zoning Department

MF

Cc: Thomas Fowler Jr., Town Attorney  
Diane Terranova, Town Clerk





# Town of Lancaster

279

BUILDING DEPARTMENT  
21 CENTRAL AVENUE  
LANCASTER, NEW YORK 14086  
716-684-4171  
FAX 685-5317

COPY

5/10/2023

Excelsior Communities  
277 Alexander St.  
Rochester, NY 14607  
ATTN: John LaClair

**Re: Hamlet Meadows Permit Request**

Mr. LaClair,

The submittal information for permit applications at the Hamlet Meadows Subdivision has been reviewed.

The applications are denied based on the incomplete Subdivision approval conditions. Please retrieve the documents at your earliest convenience.

The Certificate of Occupancy for 15 Juliette Dr., issued on 8/13/2020, is invalid and is considered revoked until the original conditions of the subdivision approval resolution are met.

The HOA Offering Plan, Road Maintenance Agreement and Stormwater Maintenance Agreement is still outstanding.

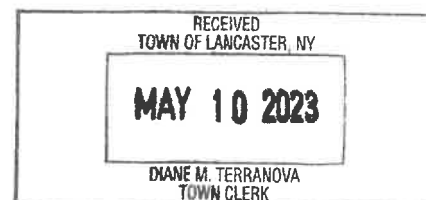
Sincerely,

Matt Fischione, Code Enforcement Officer/ZEO/CFM/SMO  
Town of Lancaster Building and Zoning Department

MF

Cc: Lancaster Town Board (Letter Only) ~  
Tom Fowler, Jr., Town Attorney (Letter Only)

enc





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THOMAS E. FOWLER, JR.  
LANCASTER TOWN ATTORNEY  
21 CENTRAL AVENUE  
LANCASTER, NY 14086  
TEL (716) 684-3342 X 117  
TFOWLER@LANCASTERNY.GOV

## Environmental Assessment Transmittal

### Coordinated Review for Type 1 or Unlisted

To: Erie County Agencies  
Jennifer Delaney ([Jennifer.Delaney@erie.gov](mailto:Jennifer.Delaney@erie.gov)) Health Department


Russell J. Stoll, PE ([rstoll@ecwa.org](mailto:rstoll@ecwa.org)), Michael Quinn ([mquinn@ecwa.org](mailto:mquinn@ecwa.org)) Laura Lichtenthal ([llichtenthal@ecwa.org](mailto:llichtenthal@ecwa.org)) Water Authority

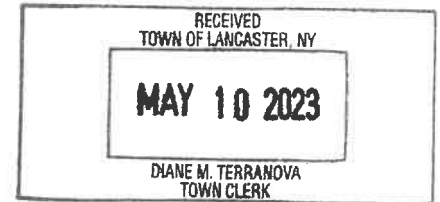
Mariely Ortiz Sr. Planner, Environment and Planning  
Matt Salah, Sr. Coordinator of Construction Projects, Sewer Management  
Garrett Hacker, Public Works  
Via [www.erie.gov/IRonline](http://www.erie.gov/IRonline)

David Denk, NYS Dept Environmental Conservation  
Email: [dep.r9@dec.ny.gov](mailto:dep.r9@dec.ny.gov)

Bridget Brown, NY Permit Application Evaluation Section  
Email: [LRB.NewYork.RegActions@usace.army.mil](mailto:LRB.NewYork.RegActions@usace.army.mil)

Justin Przepasniak (Email: [justin.przepasniak@dot.ny.gov](mailto:justin.przepasniak@dot.ny.gov)), Planning and Program Mgmt/SEQR Site Plan Coordinator  
Casey Gordon (Email: [casey.gordon@dot.ny.gov](mailto:casey.gordon@dot.ny.gov)), Planning and Program Mgmt/SEQR Site Plan Coordinator

Fr: Gloria Huerta   
Date: May 10, 2023  
Re: Local Law Amendment -Article 4, Section 400-16  
cc of Ronald Ruffino, Sr., Town Supervisor  
Transmittal Diane Terranova, Town Clerk  
Memo: Matt Fishione, Chief Building Code Enforcement Officer  
Edward Schiller, Director Municipal Projects  
David Mazur, Planning Board Liaison



The Town of Lancaster is submitting an Environmental Assessment Form **Part 1** in furtherance of a proposed local law amendment.

In furtherance of SEQR review of the proposed local law amendment, which the Town has determined to be:

☒ **X Type 1 Action**      ☐ Unlisted Action

The Town of Lancaster delivers the attached for your review and comment.

Kindly respond within **thirty (30) days** of receipt of this notification with any comments or if you desire lead agency designation. The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in the investigation and review of the proposed action.

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T.C. Comm.  
T.A. Reso.  
(P)



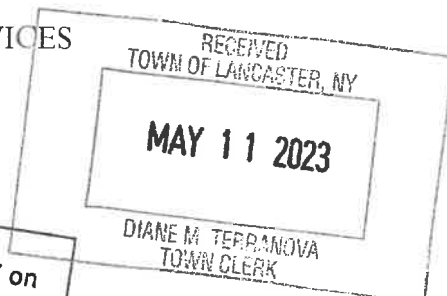
## County of Erie

### DEPARTMENT OF CENTRAL POLICE SERVICES

James A. Jancewicz  
COMMISSIONER

May 2, 2023

Honorable Ron Ruffino  
Supervisor, Town of Lancaster  
21 Central Avenue  
Lancaster, New York 14086



Dear Supervisor Ruffino:

Please receive the enclosed contract that will allow the Town of Lancaster to participate and receive funding through the Erie County STOP-DWI Program. The contract is for the term January 1 to December 31, 2023.

There are three Addenda to include with the contract, A, B, and C.

- A - Police Enforcement Plan, - For signature by your Chief of Police.
- B - Accord Insurance certificate including Liability and Workers Comp Insurance  
Erie County as additional insured.\*
- C - A Resolution or Motion from your Town Board agreeing to the contract.

\* If the Town is self-insured, a statement of self-insurance is also acceptable.

Kindly compile the addenda, sign the contract, and return to:

John Sullivan, Director  
Erie County STOP-DWI Office  
45 Elm Street  
Buffalo, New York 14203

Please feel free to contact me with any questions or assistance in completing the process.

Sincerely,

John Sullivan  
Cell: 807-5561  
email: John.Sullivan@Erie.gov

**Police & Court Contract  
2023 STOP-DWI**

**THIS AGREEMENT**, made and entered into as of the 1st day of January, 2023, by and between the COUNTY OF ERIE, a municipal Corporation of the State of New York, with offices at 95 Franklin Street, Buffalo, New York, 14202, hereinafter referred to as the COUNTY, party of the first part, and the **TOWN OF LANCASTER** a municipal corporation of the State of New York partly in Erie County, with offices **21 Central Avenue, Lancaster, New York, 14086** hereinafter referred to as the MUNICIPALITY, party of the second part.

**W I T N E S S E T H:**

**WHEREAS**, the COUNTY, pursuant to the authority granted to it by Article 31 of the Vehicle and Traffic Law, has established a special traffic options program for driving while intoxicated (STOP-DWI) and has formulated a plan thereunder for the coordination of county, town, city and village efforts to reduce alcohol-related traffic injuries and fatalities, and

**WHEREAS**, the MUNICIPALITY, through its police agency, has made formal application to the Erie County STOP-DWI Coordinator for the funding of certain alcohol traffic safety law enforcement activities in Erie County during the period from January 1, 2023 to December 31, 2023, which application is attached hereto and made a part hereof as Appendix "A", and

**WHEREAS**, article 31 of the Vehicle and Traffic Law conveys to the County of Erie all fines associated with convictions on V&T Section 1192, Section 511(2)(a)(ii) and (iii) and Section 511(3)(i) provided that such cases are disposed within Erie County.

**NOW, THEREFORE, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES:**

**FIRST:** During the term of this Agreement, the MUNICIPALITY, as an independent contractor, agrees to engage in the alcohol traffic safety law enforcement activities set forth in the annexed Appendix "A".

**SECOND:**

The MUNICIPALITY, through its police agency, agrees to compile information and render monthly reports, in a form acceptable to the County, to the Erie County STOP-DWI Coordinator with respect to:

- (i) the MUNICIPALITY's law enforcement activities set forth in Appendix "A".
- (ii) all alcohol-related traffic crashes investigated by the MUNICIPALITY's police agency.
- (iii) the final court disposition of all cases involving alleged violation(s) of Section 1192, Section 511(2)(a)(ii) or (iii) or Section 511(3)(i) of the Vehicle and Traffic Law commenced by the MUNICIPALITY's police agency in any court in Erie County.

**THIRD** The County agrees to reimburse the MUNICIPALITY overtime wages, excluding benefits, for officers authorized to perform extra effort Impaired Driving Patrols and Sobriety Checkpoints, Impaired Driving Enforcement Training, Victim Impact Panel Presentations, and related equipment subject to the provisions and guidelines of attached Appendix A, in a sum not to exceed the amount annually approved.

**FOURTH:** In the event the Erie County STOP-DWI Program, as approved by the Commissioner of the New York State Department of Motor Vehicles, is terminated before the

COUNTY has paid to the MUNICIPALITY all of the sums otherwise payable under the terms of this Agreement, the provisions of Section 1197(9) of the Vehicle and Traffic Law with respect to program cessation shall govern for purposes of determining the availability of such sums for payment to the MUNICIPALITY.

**FIFTH:** The MUNICIPALITY shall not assign, transfer, convey, sublet or otherwise dispose of this Agreement or of any rights, title or interest herein, nor of the power to execute the same or any extension hereof to any other person or corporation without the previous consent in writing of the COUNTY.

**SIXTH:** The MUNICIPALITY agrees to comply with all applicable laws of the State of New York, the United States and the County of Erie, including laws against discrimination, and with all rules and regulations of pertinent authorities having jurisdiction.

**SEVENTH:** The MUNICIPALITY shall be fully accountable for its performance under this Agreement and agrees for itself and its officers to answer under oath all questions relevant to the performance thereof and to any transactions, act or omission in connection therewith if called before any Judicial, County, State or Federal agency empowered to investigate the Agreement or its performance.

**EIGHTH:** The MUNICIPALITY agrees to furnish verified accounts of its disbursements hereunder, with certified or verified invoices thereto attached at such times and in such form and detail as may be required by the Erie County Comptroller, who may at her option audit the pertinent books and records of the MUNICIPALITY, and a final account within thirty (30) days after the termination of this Agreement.

**NINTH:** The MUNICIPALITY agrees to defend, hold harmless and indemnify the COUNTY against any and all liability, claims, demands, suits and judgments arising out of the performance of the MUNICIPALITY's obligations under this Agreement. The MUNICIPALITY further agrees to maintain insurance coverage(s) during the term of this Agreement and to submit certificates of insurance in accordance with Vendor Classification C - "Professional Services"

appearing on Appendix "B" annexed hereto. For purposes of this Agreement, the County must be included as an additional named insured on the Municipality's insurance policies. For purposes of this Agreement, the MUNICIPALITY need not provide proof of professional liability insurance coverage. At the request of the MUNICIPALITY and with the consent of the Erie County Attorney, the Erie County STOP-DWI Coordinator may waive the excess and/or umbrella liability insurance coverage(s), or reduce the amount(s) thereof, otherwise required under this paragraph. In lieu of proof of insurance coverage, the MUNICIPALITY may furnish evidence of a self-insurance plan acceptable to the Erie County Attorney.

**TENTH:** Consistent with the MUNICIPALITY's status as an independent contractor, the COUNTY shall not be responsible for Worker's Compensation benefits, Social Security coverage or unemployment insurance benefits with respect to the MUNICIPALITY.

**ELEVENTH:** This Agreement, or any renewal thereof, may be terminated by either party upon at least thirty (30) days prior notice. Such notice shall be provided in writing to the chief executive officer of the other party at the address appearing on the first page of this Agreement.

**TWELVTH:** Provided that the MUNICIPALITY shall have made formal application for the continued funding of its alcohol traffic safety law enforcement activities, this Agreement may be renewed for such additional twelve (12) month terms as may be mutually agreed upon by the parties through their respective legislative bodies.



**ACKNOWLEDGEMENTS**

STATE OF NEW YORK     )  
COUNTY OF ERIE         )     SS:

On the \_\_\_\_ day of \_\_\_\_\_, in the year 2023, before me, the undersigned, personally appeared \_\_\_\_\_, Erie County Executive/ \_\_\_\_\_, Deputy County Executive, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she/he executed the same in her/his capacity, and that by her/his signature on the instrument, the entity or individual upon behalf of which the individual acted, executed the instrument.

---

NOTARY PUBLIC

STATE OF NEW YORK:

COUNTY OF ERIE:

On this \_\_\_\_ day of \_\_\_\_\_, 2023, before me personally came **Ronald Ruffino, Sr.** to me personally known, who, being by me duly sworn, did depose and say that he resides in **TOWN OF LANCASTER**, County of Erie and State of New York; that he is the Supervisor of the **TOWN OF LANCASTER**, the corporation described in, and which executed the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal and was so affixed by order of the governing body thereof and that signed name thereto by like order.

---

Notary Public

This agreement is executed by the COUNTY pursuant to a resolution adopted by the Legislature of the County of Erie at its meeting held on December 6, 2022 and by the MUNICIPALITY pursuant to a resolution of its governing body adopted at a meeting of said governing body held on \_\_\_\_\_, a certified copy of the MUNICIPALITY'S resolution being annexed hereto as Appendix "C".

Town of Lancaster

County of Erie

By: \_\_\_\_\_

By: \_\_\_\_\_

Ronald Ruffino, Sr., Supervisor

Mark C. Poloncarz/Maria Whyte  
Erie County Executive/Deputy

APPROVED AS TO CONTENT:

By: \_\_\_\_\_ Signed Electronically \_\_\_\_\_  
James Jancewicz, Commissioner  
Erie County Central Police Services

\_\_\_\_\_  
John F. Sullivan  
STOP-DWI Coordinator

APPROVED AS TO FORM:

By: \_\_\_\_\_ Signed Electronically \_\_\_\_\_  
Greg Kammer  
Assistant County Attorney

Document No. \_\_\_\_\_

Date: \_\_\_\_\_



## 2023 ERIE COUNTY STOP-DWI

### APPENDIX A

#### **Problem Identification**

Approximately 2,000 drivers are arrested for DWI in Erie County each year. The typical alcohol impaired driver is a male between the ages of 30 and 37, driving on a weekend night, between the hours of 0100 and 0500, with an average BAC of .15%. Approximately 7% of impaired drivers are impaired by substances other than alcohol.

Alcohol is a factor in 30% of fatal traffic crashes in Erie County. In the year 2022, 15 persons were killed and dozens more injured in DWI related traffic crashes.

#### **Police Participation in the Erie County STOP-DWI Program**

To address this threat, regular enforcement of DWI laws will be a departmental priority. Within the practical boundaries of our department's resources, and in addition to normal patrol activities, the department will assign officers to dedicated DWI patrols at times and dates that coincide with New York's High Visibility Enforcement Campaign (HVEC) periods. The STOP-DWI office will supplement Impaired Driving Enforcement activities of the department.

In order to qualify for funding, I certify that

- ✓ STOP-DWI resources will be used for supplemental, DWI specific efforts or equipment
- ✓ State funds will be used during the High Visibility Enforcement periods during 2023
- ✓ Additional funds will be used support ongoing, supplemental Impaired Driving Enforcement Patrols and Sobriety Checkpoints.

Compliance with this plan qualifies this police department for participation in Erie County's STOP-DWI Program and 100% reimbursement of overtime expenses for dedicated DWI patrols.

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Chief of Police

---

Police Agency

Date: \_\_\_\_\_

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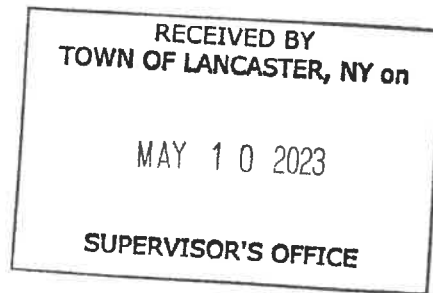
T.C. Comm.  
LIDA  
(P)



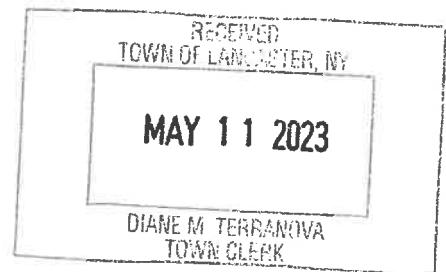
May 9, 2023

VIA E-MAIL &  
CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Hon. Ronald Ruffino, Sr., Supervisor  
Town of Lancaster  
21 Central Ave  
Lancaster, New York 14068



Hon. Joseph Emminger, Supervisor  
Town of Tonawanda  
Tonawanda Municipal Building  
2919 Delaware Avenue  
Tonawanda, New York 14217



Dear Supervisors Ruffino and Emminger:

Pursuant to the guidelines of the Countywide IDA Policy, we are notifying you as the chief elected officials of the Town of Lancaster and the Town of Tonawanda that the Erie County Industrial Development Agency (ECIDA) has received an application from Stark Tech for incentives associated with the renovation of a facility at 91 Sawyer in the Town of Tonawanda. Stark Tech currently has several locations throughout WNY including a 30,000 sq ft facility located at 600 Commerce Parkway, Lancaster. They intend to move their operations from 600 Commerce Parkway to 91 Sawyer. Stark intends to sell its 600 Commerce Parkway property to another manufacturer.

Stark Tech is a single-source provider bringing expertise in engineering and optimization strategies, aligning technology and analytics to facilities management and service plans designed to meet customers' goals. Stark Tech specializes in creating customized facilities management solutions that align their customer's energy efficiency goals and sustainable strategies to the right management systems and equipment.

The company has indicated that it needs to expand its manufacturing capacity to meet rapidly growing market demands for green tech renewable national gas equipment and



battery energy storage systems. Their current facility in Lancaster (at 30,000 sq ft) has both space and ceiling height restrictions which limit their capacity and manufacturing (size) capabilities. A larger production facility will afford them the opportunity to build larger and more complex equipment at a much higher rate. The property identified at 91 Sawyer is 125,000 sq ft with high bay ceilings and high-capacity cranes to accommodate efficient handling of large skid systems. A listing of sites considered by the company (including one site in Lancaster) and the reasons these sites were not selected is attached.

Stark Tech welcomes the opportunity to discuss any concerns you may have about the project. The contact for the company is Chris Ahlers, VP Operations. His phone number is 716-206-0238.

The company has requested the project be considered at the June 28<sup>th</sup> ECIDA board meeting. Your comments may be submitted in writing and will be entered into the record for consideration, or you are welcome to address the board at the meeting. I have included a copy of the company's application for your review.

Thank you for your consideration in this matter and please call me if you have any questions.

Very truly yours,

Beth O'Keefe  
Vice President

cc: John Cappellino, CEO – ECIDA  
Andrew Federick, Property & Business Development Officer - ECIDA  
Paul Leone, Project Consultant / CEO - Town of Lancaster IDA  
Bob Murray, Esq. – Harris Beach

## Listing of Sites Considered

Site Address	Reason(s) Not Selected
3825 Walden Ave, Lancaster	Insufficient size: 43,000 sq ft
5636 Transit Rd, Depew	Insufficient size: 21,000 sq ft
6640 Transit Rd, Buffalo	Insufficient size: 25,00 sq ft
703-757 Elk St. Buffalo	Building layout and condition inadequate for client needs, would require extensive investment
2381 Filmore Ave, Buffalo	First floor space (80,000 sq ft) and low ceiling height not adequate
3211 Transit Rd, Elma	Insufficient size: 22,000 sq ft
175 Milens Rd, Tonawanda	Lack of existing cranes made this property less desirable



## Stark Incentives

Instructions and Insurance Requirements Document

### Section I: Applicant Background Information

Please answer all questions. Use "None" or "Not Applicable" where necessary. Information in this application may be subject to public review under New York State Law.

#### Applicant Information- Company Receiving Benefit

<b>Project Name</b>	Stark Renewables Capacity Expansion- 91 Sawyer
<b>Project Summary</b>	Stark Renewables designs and manufactures equipment for the Renewable Natural Gas (RNG) industry. Our equipment and systems process dirty methane from landfills, farm, food waste, and waste water treatment facilities into clean gas. This gas can be used to generate electricity, power vehicles, and be injected into the natural gas pipeline grid system. Our systems provide a dual environmental benefit: 1) capture and elimination of harmful methane in the atmosphere and 2) production of clean energy from a renewable resource. This project involves a manufacturing capacity expansion plan to meet rapidly growing market demands for green tech renewable natural gas equipment and battery energy storage systems "BESS." Our current facility has significant space and ceiling height restrictions which limit our capacity and size capability. This new skid production facility will afford us the opportunity to build larger and more complex equipment at a much higher capacity rate. We anticipate investing over \$15 million into the purchase and renovation of an existing building, along with additional capital equipment and infrastructure. A sizeable portion of this investment will be required to make repairs and upgrades to an asbestos roof which has exceeded its useful life. In addition to the investment, we expect to add 130 new jobs to support our growth, maintain 50 existing jobs, and purchase an additional \$25- \$50 million in materials, parts, and services from local suppliers. All of this will have a very substantial positive economic impact in the Town of Tonawanda.
<b>Applicant Name</b>	Keith Sernick
<b>Applicant Address</b>	95 Stark Street
<b>Applicant Address 2</b>	
<b>Applicant City</b>	Tonawanda
<b>Applicant State</b>	New York
<b>Applicant Zip</b>	14150
<b>Phone</b>	(516) 655-0680
<b>Fax</b>	
<b>E-mail</b>	kds@stateadvisers.com
<b>Website</b>	www.starktech.com
<b>NAICS Code</b>	221210

#### Business Organization

##### **Type of Business**

Limited Liability Company

**Year Established**

2022

**State**

Delaware

**Indicate if your business is 51% or more (Check all boxes that apply)**☐ [No] Minority Owned☐ [No] Woman Owned**Indicate Minority and/or Woman Owned Business Certification if applicable (Check all boxes that apply)**☐ [No] NYS Certified☐ [No] Erie Country CertifiedIndividual Completing Application

**Name** keith sernick  
**Title** Attorney  
**Address** 666 Old Country Road  
**Address 2** Suite 900  
**City** Garden City  
**State** New York  
**Zip** 11530  
**Phone** (516) 655-0680  
**Fax**  
**E-Mail** kds@stateadvisers.com

Company Contact- Authorized Signer for Applicant

**Contact is same as individual completing application** No  
**Name** Timothy Geiger  
**Title** CEO  
**Address** 95 Stark Street  
**Address 2**  
**City** Tonawanda  
**State** New York  
**Zip** 14150  
**Phone** (716) 445-4041  
**Fax**  
**E-Mail** geigert@starktech.com

Company Counsel

**Name of Attorney** Brian Lewandowski  
**Firm Name** Lewandowski and Associates  
**Address** 721 Center Road  
**Address 2**  
**City** West Seneca  
**State** New York



**Zip** 14224  
**Phone** (716) 674-4710  
**Fax**  
**E-Mail** blewadowski@lewadowskiandassoc.com

**Benefits Requested (select all that apply).**

<b>Exemption from Sales Tax</b>	Yes
<b>Exemption from Mortgage Tax</b>	Yes
<b>Exemption from Real Property Tax</b>	Yes
<b>Tax Exempt Financing*</b>	No

\* (typically for not-for-profits & small qualified manufacturers)

**Applicant Business Description**

**Describe in detail company background, history, products and customers. Description is critical in determining eligibility. Also list all stockholders, members, or partners with % ownership greater than 20%.**

Stark Tech is a multi-faceted clean energy company, which is composed of the following commercial and industrial environments: Master Systems Integration, HVAC, boilers, and critical power, microgrids and solar. We are a full service provider of critical infrastructure, engineering clean-tech and mechanical equipment, project management and energy solutions. We monitor and manage utility spend and consumption across the country. This includes building automation, intelligence, high-quality products, and services to bring a focus to a building's health and wellness and energy efficiency with actions and insights that future proof each building's needs. We provide intelligent building solutions by bringing together capabilities. We have a total of 18 locations nation-wide, including the following locations in western New York: Buffalo 95 Stark Street, Tonawanda, 14150 4 Pequet Parkway, Tonawanda, 14150 60 Lawrence Bell Drive, Buffalo, 14221 1600 Commerce Parkway, Lancaster, 14086 Jamestown 2663 3rd Avenue, Jamestown 14733 Allegany 80 N Fourth Street, Allegany 14706 Rochester 88 University Avenue, Rochester, 14605 300 Mile Crossing, Rochester, 14624 1 Grove Street, Pittsford, 14534 The project application is for renewable natural gas equipment production, which will be sold to entities for the conversion of methane gas at renewable gas feedstock sites including landfills, large farms, food waste generators, and waste water treatment plants across the state and country. This business and specifics of the project are further described below. The ownership is as follows: Timothy Geiger 70% Randy Urschel 20% Dennis Donovan 10% Stark Renewables designs and manufactures equipment for the Renewable Natural Gas (RNG) industry. Our equipment and systems process dirty methane from landfills, farm, food waste, and waste water treatment facilities into clean gas. This gas can be used to generate electricity, power vehicles, and be injected into the natural gas pipeline grid system. Our systems provide a dual environmental benefit: 1) capture and elimination of harmful methane in the atmosphere and 2) production of clean energy from a renewable resource. This project involves a manufacturing capacity expansion plan to meet rapidly growing market demands for green tech renewable natural gas equipment and battery energy storage systems "BESS." Our current facility has significant space and ceiling height restrictions which limit our capacity and size capability. This new skid production facility will afford us the opportunity to build larger and more complex equipment at a much higher capacity rate. We anticipate investing over \$15 million into the purchase and renovation of an existing building, along with additional capital equipment and infrastructure. A sizeable portion of this investment will be required to make repairs and upgrades to an asbestos roof which has exceeded its useful life. In addition to the investment, we expect to add 130 new jobs to support our growth, maintain 50 existing jobs, and purchase an additional \$25- \$50 million in materials, parts, and services from local suppliers. All of this will have a very substantial positive economic impact in the Town of Tonawanda.

<b>Estimated % of sales within Erie County</b>	5 %
<b>Estimated % of sales outside Erie County but within New York State</b>	15 %
<b>Estimated % of sales outside New York State but within the U.S.</b>	80 %
<b>Estimated % of sales outside the U.S.</b>	0 %

(\*Percentage to equal 100%)

**For your operations, company and proposed project what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Erie County?**

**Describe vendors within Erie County for major purchases**

Steel plate, beams, and piping fabrication sand blasting paint sub-components- valves, instruments, insulation, welding suppliers and other consumables used in the assembly of skids and battery energy storage systems

## Section II: Eligibility Questionnaire - Project Description & Details

### Project Location

**Address of Proposed Project Facility**

91 Sawyer Avenue

**Town/City/Village of Project Site**

Tonawanda

**School District of Project Site**

Kenmore

**Current Address (if different)**

1600 Commerce Parkway, Lancaster, NY 14086

**Current Town/City/Village of Project Site (if different)**

Lancaster

**SBL Number(s) for proposed Project**

65.09-6-7;6513-1-4.1

**What are the current real estate taxes on the proposed Project Site**

\$935.43;\$32,014.75

**If amount of current taxes is not available, provide assessed value for each.**

Land

\$ 553,320

Building(s)

\$ 6,250,000

If available include a copy of current tax receipt.

**Are Real Property Taxes current at project location?**

Yes

**If no please explain**

\*The ECIDA has an unpaid tax policy and you will be required to certify all taxes and PILOTS are current.

**Does the Applicant or any related entity currently hold fee title or have an option/contract to purchase the Project site?**

Yes

**If No, indicate name of present owner of the Project Site****Does Applicant or related entity have an option/contract to purchase the Project site?**

Yes

**Describe the present use of the proposed Project site (vacant land, existing building, etc.)**

Existing building currently vacant and formerly used for large industrial heat exchanger manufacturing by Alfa-Laval.

**Provide narrative and purpose of the proposed project (new build, renovations) square footage of existing and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility)**

Stark Renewables designs and manufactures equipment for the Renewable Natural Gas (RNG) industry. Our equipment and systems process dirty methane from landfills, farm, food waste, and waste water treatment facilities into clean gas. This gas can be used to generate electricity, power vehicles, and be injected into the natural gas pipeline grid system. Our systems provide a dual environmental benefit: 1) capture and elimination of harmful methane in the atmosphere and 2) production of clean energy from a renewable resource. This project involves a manufacturing capacity expansion plan to meet rapidly growing market demands for green tech renewable natural gas equipment and battery energy storage systems "BESS." Our current facility has significant space and ceiling height restrictions which limit our capacity and size capability. This new skid production facility will afford us the opportunity to build larger and more complex equipment at a much higher capacity rate. We anticipate investing over \$15 million into the purchase and renovation of an existing building, along with additional capital equipment and infrastructure. A sizeable portion of this investment will be required to make repairs and upgrades to an asbestos roof which has exceeded its useful life. In addition to the investment, we expect to add 130 new jobs to support our growth, maintain 50 existing jobs, and purchase an additional \$25- \$50 million in materials, parts, and services from local suppliers. All of this will have a very substantial positive economic impact in the Town of Tonawanda. Stark will move from a 30,000 sq. ft. facility with significant ceiling height and infrastructure limitations to a 125,000 sq. ft. building with high bay ceilings (30 ft. under crane hook) and high capacity cranes (up to 60 tons) to accommodate efficient handling of our large skid systems. We plan to sell the existing facility to another manufacturer which will help support additional manufacturing growth in Lancaster. We will purchase or lease the building and add infrastructure and equipment as follows: blast prep booth, paint booth, assembly equipment, pipe cutting equipment, welding equipment, skid pad fabrication equipment, new receiving and shipping area, test equipment for power controls, IT equipment, office furnishings, exterior lighting, signage, and new parking lot surface. Please note that in an unrelated project that is not requesting ECIDA support, we plan to vacate our 4 Pequet location which is owned and move all 43 employees from there to a new location at 2100 Wehrle Dr. We own and are renovating this facility to be our new headquarters building. There are currently no employees at the 2100 Wehrle location.

#### **Municipality or Municipalities of current operations**

Lancaster

#### **Will the Proposed Project be located within a Municipality identified above?**

No

#### **Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state?**

Yes

#### **If the Proposed Project is located in a different Municipality within New York State than that Municipality in which current operations are being undertaken, is it expected that any of the facilities in any other Municipality will be closed or be subject to reduced activity?**

Yes

(If yes, you will need to complete the Intermunicipal Move Determination section of this application)

#### **Is the project reasonably necessary to prevent the project occupant from moving out of New York State?**

Yes

#### **If yes, please explain and identify out-of-state locations investigated, type of assistance offered and provide supporting documentation available**

If assistance is not added, assembly can be done at a facility outside of NY state.

#### **Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies?**

Yes

#### **If yes, please indicate the Agency and nature of inquiry below**

NYS ESD award of Excelsior Tax Credits have been granted

#### **If the Project could be undertaken without Financial Assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:**

#### **Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary)**

The assistance will enable Stark to rapidly scale capacity and improve operational efficiency to serve the growing RNG market demand. We are not able to do this in our current space. RNG is a key green energy market with a dual benefit of creating clean burning fuel from a renewable resource and capturing and eliminating harmful methane emission into the atmosphere. We also intend to manufacture Battery Energy Storage Skids (BESS) at this facility, which is another key green energy market. Without assistance, we will not be able to perform the asbestos remediation of the roof which will substantially reduce the life of the building. This is a key part of our decision process in whether to move forward with the project. We are not comfortable adding high capital equipment like surface blasting and paint booth to a building with a limited life. These investments are critical to achieving the business revenue targets which will directly impact our ability to add 130 new high-paying manufacturing jobs and make additional purchases of \$25 to \$50 million from local suppliers.

**Please confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the Financial Assistance provided by the Agency**

Yes

**If the Applicant is unable to obtain Financial Assistance for the Project, what will be the impact on the Applicant and Erie County?**

The applicant will either scale back or abandon the project. We will miss a significant market opportunity to serve the rapidly growing RNG market needs. In addition, the related substantial economic benefit and development that would occur through use of the new, larger, more efficient facility will be lost. These include the creation of 130 new high-paying manufacturing jobs, \$16 million in local investment, \$25 to \$50 million in additional purchases from local suppliers, all associated payroll and property tax revenues, and additional employment and investment by supplier partners.

**Will project include leasing any equipment?**

No

If yes, please describe equipment and lease terms.

### Site Characteristics

**Is your project located near public transportation?**

Yes

**If yes describe if site is accessible by either metro or bus line (provide route number for bus lines)**

A bus stop is located at the end of the property. River Road and Sawyer Avenue #40 Grand Island bus.

**Has your local municipality and/or its planning board made a determination regarding the State Environmental Quality Review (SEQR) for your project?**

Yes

**If YES indicate in the box below the date the SEQR determination was made. Also, please provide us with a copy of the approval resolution and the related Environmental Assessment Form (EAF) if applicable.**

**If NO indicate in the box below the date you anticipate receiving a SEQR determination for your project. Also, please insure that the ECIDA has been listed as an "involved agency" on the related EAF submitted to the appropriate municipality and/or planning department.**

May 1, 2023; we have spoken to The Town of Tonawanda Director of Planning and Development, Jim Hartz, and he has indicate that this will be a Type II action under SEQR which requires no application and only a letter from him to the ECIDA which he will re

**Will the Project meet zoning/land use requirements at the proposed location?**

Yes

**Describe the present zoning/land use**

Industrial

**Describe required zoning/land use, if different**

NA

**If a change in zoning/land use is required, please provide details/status of any request for change of zoning/land use requirements**

NA

**Is the proposed Project located on a site where the known or potential presence of contaminants is complicating the development/use of the property?**

Yes

**If yes, please explain**

Most of the existing roof requires repair and asbestos remediation.

**Has a Phase I Environmental Assessment been prepared, or will one be prepared with respect to the proposed Project Site?**

Yes

If yes, please provide a copy.

**Have any other studies, or assessments been undertaken with respect to the proposed Project Site that indicate the known or suspected presence of contamination that would complicate the site's development?**

Yes

If yes, please provide copies of the study.

**If you are purchasing new machinery and equipment, does it provide demonstrable energy efficiency benefits?**

Yes

**If yes, describe the efficiencies achieved**

We are in the process of specifying and quoting new equipment- in all cases, achieving maximum energy efficiency is part of our specifications and purchase decision criteria. We will pursue use of electrification and battery storage and backup throughout the facility. You may also attach additional information about the machinery and equipment at the end of the application.

**Does or will the company or project occupant perform research and development activities on new products/services at the project location?**

Yes

If yes, include percentage of operating expenses attributed to R&D activities and provide details.

5%- Applicant will develop new technologies and equipment for the capture of methane gas at solid waste facilities and put those new technologies into place.

Select Project Type for all end users at project site (you may check more than one).

For purposes of the following, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

Will customers personally visit the Project site for either of the following economic activities? If yes with respect to either economic activity indicated below, you will need to complete the Retail section of this application.

<b>Retail Sales</b>	No	<b>Services</b>	No
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Please check any and all end uses as identified below.

<b>Yes Acquisition of Existing Facility</b>	<b>No Assisted Living</b>	<b>No Back Office</b>
<b>No Civic Facility (not for profit)</b>	<b>No Commercial</b>	<b>Yes Equipment Purchase</b>
<b>No Facility for the Aging</b>	<b>Yes Industrial</b>	<b>No Life Care Facility (CCRC)</b>
<b>No Market Rate Housing</b>	<b>No Mixed Use</b>	<b>No Multi-Tenant</b>
<b>No Retail</b>	<b>No Senior Housing</b>	<b>Yes Manufacturing</b>
<b>Yes Renewable Energy</b>	<b>No Other</b>	

For proposed facility please include the square footage for each of the uses outlined below

If applicant is paying for FFE for tenants, include in cost breakdown.

			<b>Cost</b>	<b>% of Total Cost</b>
<b>Manufacturing/Processing</b>	95,000 square feet	\$	12,766,000	80%
<b>Warehouse</b>	15,000 square feet	\$	1,242,000	8%
<b>Research &amp; Development</b>	square feet	\$	0	0%
<b>Commercial</b>	square feet	\$	0	0%
<b>Retail</b>	square feet	\$	0	0%
<b>Office</b>	15,000 square feet	\$	1,992,000	12%
<b>Specify Other</b>	square feet	\$	0	0%

**If you are undertaking new construction or renovations, are you seeking LEED certification from the US Green Building Council?**

No

If you answered yes to question above, what level of LEED certification do you anticipate receiving? (Check applicable box)

Standard

Provide estimate of additional construction cost as a result of LEED certification you are seeking < BLANK >

Will project result in significant utility infrastructure cost or uses .Yes

What is the estimated project timetable (provide dates).

Start date : acquisition of equipment or construction of facilities

7/1/2023

End date : Estimated completion date of project

6/30/2024

Project occupancy : estimated starting date of occupancy

7/1/2023

### Capital Project Plan / Budget

#### Estimated costs in connection with Project

##### 1.) Land and/or Building Acquisition

\$ 6,250,000

125,000 square feet

5 acres

##### 2.) New Building Construction

\$ 0

square feet

##### 3.) New Building addition(s)

\$ 0

square feet

##### 4.) Reconstruction/Renovation

\$ 4,000,000

square feet

##### 5.) Manufacturing Equipment

\$ 3,900,000

##### 6.) Infrastructure Work

\$ 1,000,000

##### 7.) Non-Manufacturing Equipment: (furniture, fixtures, etc.)

\$ 750,000

##### 8.) Soft Costs: (Legal, architect, engineering, etc.)

\$ 100,000

##### 9.) Other Cost

\$ 0

Explain Other  
Costs

**Total Cost** \$ 16,000,000

Construction Cost Breakdown:

<b>Total Cost of Construction</b>	\$ 5,000,000 (sum of 2, 3, 4 and 6 in Project Information, above)
<b>Cost of materials</b>	\$ 3,500,000
<b>% sourced in Erie County</b>	50%

Sales and Use Tax:

<b>Gross amount of costs for goods and services that are subject to State and local sales and use tax- said amount to benefit from the Agency's sales and use tax exemption benefit</b>	\$ 4,250,000
<b>Estimated State and local Sales and Use Tax Benefit (product of 8.75% multiplied by the figure, above):</b>	\$ 371,875

\*\* Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate, above, represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application. The Agency may utilize the estimate, above, as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.

<b>Project refinancing estimated amount, if applicable (for refinancing of existing debt only)</b>	\$ 0
<b>Have any of the above costs been paid or incurred as of the date of this Application?</b>	No
<b>If Yes, describe particulars:</b>	

Sources of Funds for Project Costs:

<b>Equity (excluding equity that is attributed to grants/tax credits):</b>	\$ 1,500,000
<b>Bank Financing:</b>	\$ 11,000,000
<b>Tax Exempt Bond Issuance (if applicable):</b>	\$ 0
<b>Taxable Bond Issuance (if applicable):</b>	\$ 0
<b>Public Sources (Include sum total of all state and federal grants and tax credits):</b>	\$ 3,500,000
<b>Identify each state and federal grant/credit: (ie Historic Tax Credit, New Market Tax Credit, Brownfield, Cleanup Program, ESD, other public sources)</b>	\$3.5 mil Excelsior Tax Credits granted, this is paid out on a set schedule over 10 years based on jobs created. We are in the process of applying for a US Department of Energy Advanced Energy Manufacturing and Recycling grant program which could provide up to 50% cost sharing in the project. The expected award date is November 2023.
<b>Total Sources of Funds for Project Costs:</b>	\$16,000,000
<b>Have you secured financing for the project?</b>	No

Mortgage Recording Tax Exemption Benefit:

Amount of mortgage, if any that would be subject to mortgage recording tax:

<b>Mortgage Amount (include sum total of construction/permanent/bridge financing).</b>	11,000,000
<b>Lender Name, if Known</b>	
<b>Estimated Mortgage Recording Tax Exemption Benefit (product of mortgage amount as indicated above multiplied by 3/4 of 1%):</b>	\$82,500

Real Property Tax Benefit:

<b>Identify and describe if the Project will utilize a real property tax exemption benefit other than the Agency's PILOT benefit (485-a, 485-b, other):</b>	N/A
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IDA PILOT Benefit: Agency staff will indicate the estimated amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit and the sum total of PILOT Benefit abatement amount for the term of the PILOT as depicted in the PILOT worksheet in the additional document section.

Percentage of Project Costs financed from Public Sector sources: Agency staff will calculate the percentage of Project Costs financed from Public Sector sources based upon the Sources of Funds for Project Costs as depicted above. The percentage of Project Costs financed from public sector sources will be depicted in the PILOT worksheet in the additional document section.

**Is project necessary to expand project employment?**

Yes

**Is project necessary to retain existing employment?**

No

**Will project include leasing any equipment?**

No

If yes, please describe equipment and lease terms.

Employment Plan (Specific to the proposed project location)

The Labor Market Area consists of the following six counties: Erie, Niagara, Chautauqua, Cattaraugus, Wyoming and Genesee.

By statute, Agency staff must project the number of FTE jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the TWO Year time period following Project completion. Agency staff converts PT jobs into FTE jobs by dividing the number of PT jobs by two (2).

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time	50	50	120	120
Part time	0	0	10	10
Total	50	50	130	

Salary and Fringe Benefits for Jobs to be Retained and Created

Job Categories	# of Full Time Employees retained and created	Average Salary for Full Time	Average Fringe Benefits for Full Time	# of Part Time Employees retained and created	Average Salary for Part Time	Average Fringe Benefits for Part Time
Management	10	\$ 175,000	\$ 35,000	0	\$ 0	\$ 0
Professional	20	\$ 80,000	\$ 16,000	0	\$ 0	\$ 0
Administrative	5	\$ 60,000	\$ 12,000	0	\$ 0	\$ 0
Production	125	\$ 110,000	\$ 22,000	0	\$ 0	\$ 0
Independent Contractor	0	\$ 100,000	\$ 0	0	\$ 0	\$ 0
Other	10	\$ 105,000	\$ 21,000	10	\$ 50,000	\$ 0
Total	170			10		

\*\* Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant

by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Yes **By checking this box, I certify that the above information concerning the current number of jobs at the proposed project location or to be relocated to the proposed project location is true and correct.**

Employment at other locations in Erie County: (provide address and number of employees at each location):

Address	95 Stark Street Tonawanda, NY 14150	4 Pequet Parkway, Tonawanda, NY 14150	60 Lawrence Bell Drive, Williamsville 14221
Full time	126	39	41
Part time	6	4	1
Total	132	43	42

#### Payroll Information

##### **Annual Payroll at Proposed Project Site upon completion**

19,450,000

##### **Estimated average annual salary of jobs to be retained (Full Time)**

112,000

##### **Estimated average annual salary of jobs to be retained (Part Time)**

0

##### **Estimated average annual salary of jobs to be created (Full Time)**

106,800

##### **Estimated average annual salary of jobs to be created (Part Time)**

50,000

##### **Estimated salary range of jobs to be created**

<b>From (Full Time)</b>	54,000	<b>To (Full Time)</b>	215,000
<b>From (Part Time)</b>	40,000	<b>To (Part Time)</b>	60,000

### Section III: Environmental Questionnaire

INSTRUCTIONS: Please complete the following questionnaire as completely as possible. If you need additional space to fully answer any question, please attach additional page(s).

#### General Background Information

**Address of Premises**

91 Sawyer and 189 Sawyer avenue, Tonawanda, NY

**Name and Address of Owner of Premises**

Stark Tech 95 Stark Drive Tonawanda, NY 14150

**Describe the general features of the Premises (include terrain, location of wetlands, coastlines, rivers, streams, lakes, etc.)**

Industrial site on flat terrain, no immediately adjacent wetlands, rivers, streams, lakes, etc.

**Describe the Premises (including the age and date of construction of any improvements) and each of the operations or processes carried out on or intended to be carried on at the Premises**

Original construction date was 1948, additions made in 1990 General manufacturing of medium to large skid systems in support of gas compression and RNG markets

**Describe all known former uses of the Premises**

General manufacturing of various industrial products including large heat exchangers

**Does any person, firm or corporation other than the owner occupy the Premises or any part of it?**

No

**If yes, please identify them and describe their use of the property****Have there been any spills, releases or unpermitted discharges of petroleum, hazardous substances, chemicals or hazardous wastes at or near the Premises?**

No

**If yes, describe and attach any incident reports and the results of any investigations****Has the Premises or any part of it ever been the subject of any enforcement action by any federal, state or local government entity, or does the preparer of this questionnaire have knowledge of: a) any current federal, state or local enforcement actions; b) any areas of non-compliance with any federal, state or local laws, ordinances, rules or regulations associated with operations over the past 12 months?**

No

**If yes, please state the results of the enforcement action (consent order, penalties, no action, etc.) and describe the circumstances****Has there been any filing of a notice of citizen suit, or a civil complaint or other administrative or criminal procedure involving the Premises?**

No

**If yes, describe in full detail**

#### Solid And Hazardous Wastes And Hazardous Substances

**Does any activity conducted or contemplated to be conducted at the premises generate, treat or dispose of any petroleum, petroleum-related products, solid and hazardous wastes or hazardous substances?**

No

**If yes, provide the Premises' applicable EPA (or State) identification number**

**Have any federal, state or local permits been issued to the Premises for the use, generation and/or storage of solid and hazardous wastes?**

No

**If yes, please provide copies of the permits.**

**Identify the transporter of any hazardous and/or solid wastes to or from the Premises**

N/A

**Identify the solid and hazardous waste disposal or treatment facilities which have received wastes from the Premises for the past two (2) years**

N/A

**Does or is it contemplated that there will occur at the Premises any accumulation or storage of any hazardous wastes on-site for disposal for longer than 90 days?**

No

**If yes, please identify the substance, the quantity and describe how it is stored**

#### Discharge Into Waterbodies

**Briefly describe any current or contemplated industrial process discharges (including the approximate volume, source, type and number of discharge points). Please provide copies of all permits for such discharges**

N/A

**Identify all sources of discharges of water, including discharges of waste water, process water, contact or noncontact cooling water, and stormwater. Attach all permits relating to the same. Also identify any septic tanks on site**

**Is any waste discharged into or near surface water or groundwaters?**

No

**If yes, please describe in detail the discharge including not only the receiving water's classification, but a description of the type and quantity of the waste**

#### Air Pollution

**Are there or is it contemplated that there will be any air emission sources that emit contaminants from the Premises?**

No

**If yes, describe each such source, including whether it is a stationary combustion installation, process source, exhaust or ventilation system, incinerator or other source**

**Are any of the air emission sources permitted?**

No

**If yes, attach a copy of each permit.**

#### Storage Tanks

**List and describe all above and under ground storage tanks at the Premises used to store petroleum or gasoline products, or other chemicals or wastes, including the contents and capacity of each tank. Please also provide copies of any registrations/permits for the tanks**

N/A

**Have there been any leaks, spills, releases or other discharges (including loss of inventory) associated with any of these tanks?**

No

**If yes, please provide all details regarding the event, including the response taken, all analytical results or reports developed through investigation (whether internal or external), and the agencies which were involved**

Polychlorinated Biphenyls ("PCB" or "PCBs") And Asbestos

**Provide any records in your possession or known to you to exist concerning any on-site PCBs or PCB equipment, whether used or stored, and whether produced as a byproduct of the manufacturing process or otherwise.**

**Have there been any PCB spills, discharges or other accidents at the Premises?**

No

**If yes, relate all the circumstances**

**Do the Premises have any asbestos containing materials?**

Yes

**If yes, please identify the materials**

Transite roof panels contain asbestos

## Section IV: Facility Type - Single or Multi Tenant

### Is this a Single Use Facility or a Multi-Tenant Facility?

Single Use Facility

#### For Single Use Facility

**Occupant Name** Stark RNG  
**Address** 95 Stark Drive, Tonawanda, NY 14150  
**Contact Person** Timothy Geiger  
**Phone** (716) 445-4041  
**Fax**  
**E-Mail** geigert@starktech.com  
**Federal ID #**  
**SIC/NAICS Code** 221210

SS

## **Section VI: Retail Determination**

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Please answer the following:

**Will any portion of the project (including that portion of the costs to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?**

No

If yes, complete the Retail Questionnaire Supplement below. **If no, proceed to the next section.**

## **Section VII: Adaptive Reuse Projects**

Adaptive Reuse is the process of adapting old structures or sites for new purposes.

**Are you applying for tax incentives under the Adaptive Reuse Program?**

No



## Section VIII: Inter-Municipal Move Determination

The Agency is required by state law to make a determination that, if completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, Agency financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

### Current Address

1600 Commerce Parkway

### City/Town

Lancaster

### State

New York

### Zip Code

14086

**Will the project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state?**

Yes

**Will the project result in the abandonment of one or more plants or facilities of the Project occupant located within the state?**

Yes

**If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:**

The Agency's assistance will enable Stark to rapidly scale capacity and improve operational efficiency to serve the growing RNG market demand. We are not able to do this in our current space. RNG is a key green energy market with a dual benefit of creating clean burning fuel from a renewable resource and capturing and eliminating harmful methane emission into the atmosphere. We also intend to manufacture Battery Energy Storage Skids (BESS) at this facility, which is another key green energy market. Without assistance, we will not be able to perform the asbestos remediation of the roof which will substantially reduce the life of the building. This is a key part of our decision process in whether to move forward with the project. We are not comfortable adding high capital equipment like surface blasting and paint booth to a building with a limited life. These investments are critical to achieving the business revenue targets which will directly impact our ability to add 130 new high-paying manufacturing jobs and make additional purchases of \$25 to \$50 million from local suppliers.

**Does this project involve relocation or consolidation of a project occupant from another municipality?**

**Within New York State**

Yes

**Within Erie County**

Yes

**If Yes to either question, please, explain**

We currently have a 30,000 sq. ft. facility in Lancaster, NY. The square footage, ceiling height and crane capacity is not adequate to accommodate our planned growth or the large size skid systems we will manufacture. We have been unable to find a suitable building in Lancaster. We plan to move to a much larger 125,000 sq. ft. facility with high bay ceilings (30 ft. under hook) and heavy crane capacity (50 tons) in Tonawanda, NY. We intend to consolidate operations at the Tonawanda facility, move all current employees to that facility, and add 130 new jobs in Tonawanda.

**Will the project result in a relocation of an existing business operation from the City of Buffalo?**

No

**If yes, please explain the factors which require the project occupant to relocate out of the City of Buffalo (For example, present site is not large enough, or owner will not renew leases etc.)**

**What are some of the key requirements the project occupant is looking for in a new site? (For example, minimum sq. ft., 12 foot ceilings, truck loading docks etc.)**

Greater than 100,000 sq. ft. total manufacturing space Greater than 20,000 sq. ft. office space 25 ft. minimum height ceilings (under crane hooks) High capacity cranes (50 ton) over a large portion of the manufacturing space Truck loading which can be accessed inside the building and under high capacity cranes

**If the project occupant is currently located in Erie County and will be moving to a different municipality within Erie County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located?**

Yes

**What factors have lead the project occupant to consider remaining or locating in Erie County?**

Stark has a strong presence in Western New York and we are proud to continue to build our workforce and capability in this area. We specifically wanted to find a facility that was in close enough proximity to our current building in Lancaster to allow us to retain all of our existing skilled workforce at a new location. We also have good, long-standing relationships with local supplier partners which are critical to our continued growth and success.

**If the current facility is to be abandoned, what is going to happen to the current facility that project occupant is located in?**

We will sell the existing facility to another manufacturer which will be a growth opportunity for a new owner who is seeking more space and utility. It is still a very good space for many other types of manufacturing operations.

**Please provide a list of properties considered, and the reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.) Please include full address for locations.**

We were unable to find any suitable facilities within the Town of Lancaster. The following properties were considered. Please see attached property listings for details. 3825 Walden Ave, Lancaster, NY 14086- 43,000 sq. ft. is not enough floorspace for our needs 5636 Transit Rd, Depew, NY 14043- 21,000 sq. ft. is not enough floorspace for our needs 6640 Transit Rd, Buffalo, NY 14221- 25,000 sq. ft. is not enough floorspace for our needs 703-757 Elk St, Buffalo, NY 14210- building layout and poor condition not adequate for our needs, would require extensive investment to be useable 2381 Fillmore Ave, Buffalo, NY 14214- first floor space (80,000 sq. ft.) and low ceiling height (20 ft.) not adequate for our needs 3211 Transit Rd, Elma, NY 14059- 22,000 sq. ft. not adequate for our floorspace needs 175 Milens Rd, Tonawanda, NY 14150- the lack of existing cranes makes this less desirable for our needs compared to the property at 91 Sawyer Ave.

## Section IX: Senior Housing

IDA tax incentives may be granted to projects under the Agency's Senior Citizen Rental Housing policy when the project consists of a multi-family housing structure where at least 90% of the units are (or are intended to be) rented to and occupied by a person who is 60 years of age or older.

**Are you applying for tax incentives under the Senior Rental Housing policy?**

No

## **Section X: Tax Exempt Bonds**

In order to receive the benefits of a tax-exempt interest rate bond, private borrowers and their projects must be eligible under one of the federally recognized private active bond categories (Fed Internal Rev Code IRC sections 142-144, and 1394).

**Are you applying for tax exempt bonds / refinancing of bonds related to a residential rental facility project?**

No

**SUPERVISOR**  
Ronald Ruffino Sr.

**COUNCIL MEMBERS**  
Adam Dickman  
David Mazur  
Robert Leary  
Mark Burkard

T.C. Comm.

(P)



**Park Crew Chief**  
Bruce Stutz

525 Pavement Road  
Lancaster, NY 14086  
716-684-3320 phone  
716-685-3497 fax

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May 10, 2023

## COMMUNICATIONS

Supervisor Ronald Ruffino  
and Honorable Council Members  
Town of Lancaster  
21 Central Avenue  
Lancaster, NY 14086

Dear Supervisor Ruffino and Honorable Council Members:

I respectfully submit the following individuals for your consideration to be appointed to the position of part-time temporary seasonal employees for the summer of 2023 in the Parks, Recreation & Forestry Department, without benefits.

Included for your consideration is a list of Laborers, Recreation Attendants (Tennis Instructor), Lifeguards, and Playground Attendants for appointment. Should you approve, please arrange for these appointments to be placed on the agenda for the May 15, 2023, Board meeting. Very often a candidate may decline the appointed position and a future resolution may be necessary to replace these positions.

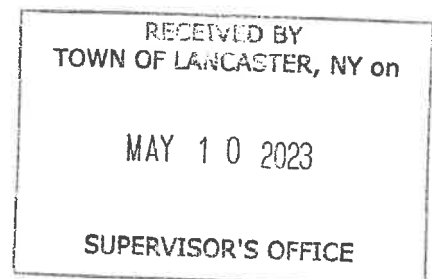
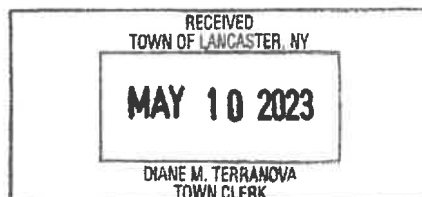
Thank you for your anticipated cooperation.

Sincerely,

Bruce Stutz  
Park Crew Chief  
Town of Lancaster  
Parks, Recreation & Forestry Department

BS:jw

Attachment



<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE/HR.</u>	<u>EFFECTIVE</u>
Lucas Jachimiak _____, Lancaster	Laborer	\$15.00	May 24, 2023
Nathan Massaro _____, Lancaster	Laborer	\$15.00	June 23, 2023
George Besch _____, Lancaster	Tennis Supervisor	\$19.00	May 16, 2023
Kirsten Brady _____, Cheektowaga	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Alejandra Bielat _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Gabrielle Buchert _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Riley Faso _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Samuel Parrinello _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Mark Stancampiano _____, Depew	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
John Szymusiak _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Laine Miklas _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Isabella Granata _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Bryanna Gram _____, Lancaster	Recreation Attendant (Tennis Instructor)	\$15.00	June 10, 2023
Danielle Masse _____, Lancaster	Recreation Attendant (Playground Supervisor)	\$16.00	May 16, 2023

James Wilkowski _____, Lancaster	Lifeguard (Supervisor)	\$16.50	May 16, 2023
Konstantin Nikolov _____, Lancaster	Lifeguard (Supervisor)	\$16.50	May 16, 2023
Katherine Wilkowski _____, Lancaster	Lifeguard (Supervisor)	\$16.50	May 16, 2023
Allyson Koedel _____, Depew	Lifeguard	\$16.00	May 16, 2023
Kalyn Kwasniewski _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Bradley Len _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Molly Mahony _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Dominic Mintz _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Jared Rupp _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Timothy Steffens _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Hanna Wozniak _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Lillian Ammerman _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Vanessa Mintz _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Makayla Sand _____, Lancaster	Lifeguard	\$16.00	May 16, 2023

Cameron Kwasniewski _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Casey Mahony _____, Lancaster	Lifeguard	\$16.00	May 16, 2023
Kirstin Heffler _____, Depew	Lifeguard (Substitute)	\$16.00	May 16, 2023
Aaron Gasiewicz _____, Lancaster	Lifeguard (Substitute)	\$16.00	May 16, 2023
Amelia Stack _____, Lancaster	Lifeguard (Substitute)	\$16.00	May 16, 2023
Robert Wilkowski _____, Lancaster	Lifeguard (Substitute)	\$16.00	May 16, 2023



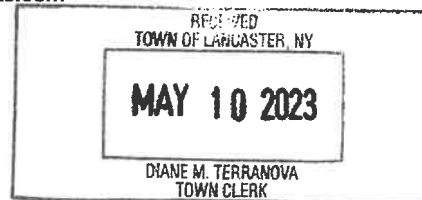


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THOMAS E. FOWLER, JR.  
LANCASTER TOWN ATTORNEY  
21 CENTRAL AVENUE  
LANCASTER, NY 14086  
TEL (716) 684-3342 X 117  
TFOWLER@LANCASTERNY.GOV

## EA – Notice of Determination Transmittal

To: Erie County Agencies for Unlisted Actions -  
Jennifer Delaney ([Jennifer.Delaney@erie.gov](mailto:Jennifer.Delaney@erie.gov)) Health Department  
  
Russell J. Stoll, PE ([rstoll@ecwa.org](mailto:rstoll@ecwa.org)), Michael Quinn ([mquinn@ecwa.org](mailto:mquinn@ecwa.org)) Laura  
Lichtenthal ([llichtenthal@ecwa.org](mailto:llichtenthal@ecwa.org)) Water Authority  
  
Mariely Ortiz Sr. Planner, Environment and Planning  
Matt Salah, Sr. Coordinator of Construction Projects, Sewer Management  
Garrett Hacker, Public Works  
Via [www.erie.gov/IRonline](http://www.erie.gov/IRonline)  
  
David Denk, NYS Dept Environmental Conservation  
Email: [dep.r9@dec.ny.gov](mailto:dep.r9@dec.ny.gov)  
  
Bridget Brown, NY Permit Application Evaluation Section  
Email: [LRB.NewYork.RegActions@usace.army.mil](mailto:LRB.NewYork.RegActions@usace.army.mil)  
  
Justin Przepasniak, Planning and Program Mgmt/SEQR Site Plan Coordinator  
Email: [Justin.Przepasniak@dot.ny.gov](mailto:Justin.Przepasniak@dot.ny.gov)  
  
Casey Gordon, Planning and Program Mgmt/SEQR Site Plan Coordinator  
Email: [casey.gordon@dot.ny.gov](mailto:casey.gordon@dot.ny.gov)  
  
From: Gloria F. Huerta – Assistant to Town Attorney  
Date: May 11, 2023  
Re: 6501 Transit Road, Bowmansville, New York 14206  
SBL 93.05-1.111  
Cc: Terrance J. Boyle, Sr., Civil Engineer – [tboyle@nussclarke.com](mailto:tboyle@nussclarke.com)  
CC of Memo only: Ronald Ruffino, Sr., Town Supervisor  
Diane Terranova, Town Clerk  
Matt Fishione, Chief Building Code Enforcement Officer  
Edward Schiller, Director Municipal Projects  
David Mazur, Planning Board Liaison



To Whom It May Concern:

Transmitted herewith please find an executed "Notice of Determination: Negative Declaration", which was adopted by the Town Board of the Town of Lancaster at a Meeting held on **May 1, 2023**, together with a copy of the Resolution of said meeting for your records.

If you have any comments or questions, please reply directly to this office at [tfowler@lancasterny.gov](mailto:tfowler@lancasterny.gov).